





Mr. Robert L. Edd, President  
January 13, 1986  
Page 2

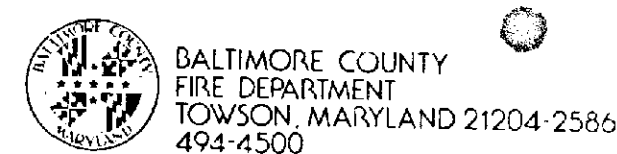
It is strongly recommended that you arrange to have the pool/bathhouse facilities inspected by Mr. Mark McManus and the kitchen facilities inspected by Mrs. Jessie Butcher to determine necessary requirements. Mr. McManus can be reached at 494-2762 and Mrs. Butcher at 494-3970.

If there are any questions regarding this matter, please contact Mr. Powell at 494-2762.

Very truly yours,

*Brooks H. Stafford*  
Brooks H. Stafford, M.H.A.  
Director  
ENVIRONMENTAL SUPPORT SERVICES

BHS:pbj/JRP



PAUL H. REINCKE  
CHIEF

June 3, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: August A. Krometis  
Location: SE/S Holbrook Rd., 3800 ft. S Liberty Rd.  
Item No.: 430 Zoning Agenda: Meeting of May 27, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

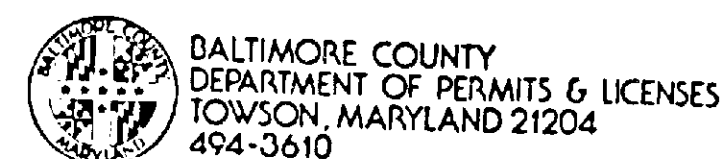
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

July 9, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 430 Zoning Advisory Committee Meeting are as follows:  
Property Owner: August A. Krometis  
Location: SE/S Holbrook Road, 3800 feet S Liberty Road  
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.J.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction. Separate permits are required for various improvements.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall not be required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except 2-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls. Cover then 6'-0" to an interior lot line. 2-4 Use Groups require a one hour wall, if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

(8) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use Group \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Flood/Drainage. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

(10) Comments: The combined buildings shall comply with Section 501, or Table 501, for the type of construction used. See Section 401 and Table 401 as well as Section 505.2.

(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*Brooks H. Stafford*  
BHS: C. B. Burman, Chief  
Building Plans Review

1/27/86

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.  
ROBERT A. BRESCHI

July 8, 1986

Zoning Commissioner for  
Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: Petition for Special Exception  
S/S Holbrook Road  
3800 S of Liberty Road  
2nd Election District  
Liberty Valley Country Club

Dear Mr. Commissioner:

Please enter my appearance on behalf of Protestants concerning the above-captioned matter and prior to setting this matter in for hearing, I would request that your office contact me as well as the Petitioner's attorney to set a date of the hearing so there is no conflict with anyone's schedule.

Thank you for your cooperation.

Very truly yours,

*S. Eric Dinenna*  
S. ERIC DINENNA

SED:Kar

cc: Ms. Katie Johnson

Case set in for 8/10/86 at 1:30 p.m.  
The Petitioner is advised of this.  
7/10/86 - Dr. Dinenna orally advised of  
date & time of hearing, said

January 13, 1986

Mr. Robert L. Edd, President  
Liberty Valley Pavilion  
8294 Pond Court  
Millersville, Maryland 21108

Re: Hidden Valley Country Club

Dear Mr. Edd:

On December 16, a representative of this office, Mr. J. Robert Powell, met you at the above referenced site which you intend to purchase. The purpose of the investigation was to evaluate the condition of the existing well supply and sewage disposal system serving the facility.

The buildings are served by a drilled well in a pit located some distance from the country club in the stream valley. The well appears to be in good physical condition, although of the two water storage/pressure tanks found, one is not operational and the other appears to be in poor condition. Replacement of these tanks may be necessary.

There appears to be at least two septic systems onsite, one serving the kitchen and shower rooms and the other serving the old snack bar, now being used as a caretakers residence. The exact components of the septic systems are not known and since the club has not been in operation for many years, the operational condition of said systems cannot be determined.

In view of the investigation report, prior to considering approval of a permit to renovate the facility, soil percolation tests must be conducted using a backhoe capable of excavating a minimum depth of 20 feet. At the time of the soil percolation tests, the septic systems located onsite must be uncovered to determine exact location, size, and physical and operational condition. The three seepage pits used for backwashing the pool filters still appear to be useable.

Prior to conducting soil percolation tests, preliminary site plans and interior floor plans should be submitted to this office, in order to determine the number of percolation test pits are needed. Also, accompanying these plans should be a letter indicating the intended usage and containing information on seating capacity, hours and days of operation, number of employees, explanation of type of operation, etc.

Mr. Robert L. Edd, President  
January 13, 1986  
Page 2

It is strongly recommended that you arrange to have the pool/bathhouse facilities inspected by Mr. Mark McManus and the kitchen facilities inspected by Mrs. Jessie Butcher to determine necessary requirements. Mr. McManus can be reached at 494-2762 and Mrs. Butcher at 494-3970.

If there are any questions regarding this matter, please contact Mr. Powell at 494-2762.

Very truly yours,

*Brooks H. Stafford*  
Brooks H. Stafford, M.H.A.  
Director  
ENVIRONMENTAL SUPPORT SERVICES

BHS:pbj/JRP

IN RE: PETITION SPECIAL \* BEFORE THE  
EXCEPTIONS \* COUNTY BOARD  
SE/S of Holbrook Rd., \*  
3,800' S of Liberty \*  
Road - \*  
2nd Election District \*  
August A. Krometis \*  
Petitioner \* Case No.: 87-38-X

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum for the following individual:

Director of Traffic Engineering  
Court House  
Towson, Maryland 21204

To appear before the County Board of Appeals in the above captioned matter and to bring with him the following: all records, recommendations, comments, plats, etc. in his possession concerning a request for special exception for August A. Krometis Item No.: 430 (Case No. 87-38-X) and, Item 172 (Case No. 79-255 XSPH) and No. 86-78-X.

MAKE SAME RETURNABLE on May 28, 1987, at 10:00 a.m. before the County Board of Appeals, Court House, Towson, Maryland 21204.

TO TESTIFY FOR THE PROTESTANTS:

S. ERIC DINENNA  
DINENNA, MANN & BRESCHI  
409 Washington Ave., Suite 600  
Towson, Maryland 21204  
(301)296-6820

RECEIVED  
COUNTY BOARD OF APPEALS  
JUL 27 11:11 AM '86

	THUR VALLEY CC	PINEY BRANCH CC	LIBERTY VALLEY CC
GOLF COURSE	✓	✓	✓
TENNIS	✓	✓	✓
SWIMMING	✓	✓	✓
CLUB HOUSE	✓	✓	✓
RESTAURANT O.T.P.	✓	✓	✓
LOUNGE/BAR O.T.P.	✓	✓	✓
BANQUET/Party FACILITIES O.T.P.	✓	✓	✓
CUTTING	✓	✓	✓
PRO SHOP	✓	✓	✓
MEETING ROOMS	✓	✓	✓
EXERCISE FACILITIES (IN)	✓	✓	✓
O.T.P. = OPEN TO PUBLIC			
COMPARATIVE ANALYSIS SEMI PRIVATE COUNTRY CLUBS			
WILLIAM P. MONK land planner		P.O. BOX 11415 Baltimore, Maryland 21239	



RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

SE--For golf course/and/or country club or other  
similar recreation club and/or restaurant.

Date: 1/2/87

- 2 -

1. Petition
2. Description of Property
3. Certificates of Posting
4. Certificates of Publication
5. Zoning Advisory Committee Comments
6. Comments from the Director of Planning
7. Entries of Appearance
8. Order of Deputy Zoning Commissioner
9. Order for Appeal filed December 18, 1986 on behalf of Appellants/Protestants, Minnie and Henry Robinson, et al.
10. Letter to all parties, dated 1/2/87, from Zoning Commissioner advising the filing of Robinson, et al. appeal
11. Petitioner's Exhibits Nos.:
  1. Plat, dated 2/17/86
  2. Plat, dated 2/17/86
  3. Comprehensive Zoning Map No. 1C, dated 11/13/84
  4. Photography Map, No. 4-10 SW (1971 Aerial)
  5. Photography Map, dated 1/86 (1986 Aerial)
  6. Comparative Analysis - Semi-Private Country Clubs, dated 1/86
12. Protestants' Exhibits Nos.:
  1. Color photograph - Between 4417 and 4337 Holbrook Rd., dated 11/23/85
  2. Color photograph - Front of 4312 Holbrook Rd., dated 11/23/85
  3. Color photograph - front of 4337 Holbrook Rd., dated 11/23/85
  4. Color photograph - Front of Lot 1, Holbrook Rd., dated 12/19/85
  5. Color photograph - Club Entrance, dated 11/23/85
  6. Color photographs (9 of them) - re: Holbrook Rd., dated 11/23/85

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
409 Washington Avenue  
Suite 600  
Towson, Maryland 21204  
(296-6820)

Attorney for Appellants/Protestants, Minnie and Henry Robinson, et al.

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204  
(296-9220)

Attorney for Appellees/Petitioner/Contract Purchaser, August A. Krometis and Robert L. Edd, Sr.

Gary Huddles, Esquire  
Suite 508  
28 Allegheny Avenue  
Towson, MD 21204

Mr. August A. Krometis  
2308 Foxley Road  
Timonium, Maryland 21093

Appellee/Petitioner

Mr. Robert L. Edd, Sr.  
8284 Pond Court  
Millersville, Maryland 21108

Appellee/Contract Purchaser

Phyllis Cole Friedman, Esquire  
People's Counsel for Baltimore  
County  
Room 223 Courthouse  
Towson, Maryland 21204

Request Notification

Norman E. Gerber  
James Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois, Appeals  
Clerk, Zoning Office

" "  
" "  
" "  
" "

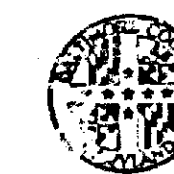
1/16/87 - Following were notified of hearing set for Wednesday, April 1 at 10:00 am:

S. Eric DiNenna, Esq.  
~~Leslie M. Pittler, Esq.~~ Gary Huddles, Esq.  
Mr. August A. Krometis  
Mr. Robert L. Edd, Sr.  
Phyllis Cole Friedman, Esq.  
Norman Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois

3/16/87 - Mr. Edd telephoned - to report that signs were once again knocked down (had telephoned earlier in the month with same complaint). He stood them up, but wanted Board to be aware of the fact that the signs were knocked down by someone or something and that he did stand them back up.

3/23/87 - T/C Fr G Huddles to WTH. Huddles had conversation with DiNenna; requesting postponement of case; to be reset on May 28, 1987 at 10 a.m. Postponement to be requested in open hearing on 4/01/87; WTH agreed; one-man board (Schmidt); and reset to 5/28/87.

4/01/87 - Above notified of POSTPONEMENT and hearing set for Thursday, May 28, 1987 at 10:00 a.m. (postponed in open hearing). Gary Huddles, Esq., entered appearance on behalf of Appellee/Petitioner at hearing on 4/01/87.



County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

January 16, 1987

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-38-X AUGUST A. KROMETIS  
SE/S OF HOLBROOK RD., 3800' S OF LIBERTY ROAD  
2nd ELECTION DISTRICT

RE: SE -GOLF COURSE AND/OR COUNTRY CLUB OR  
SIMILAR RECREATION CLUB AND RESTAURANT

11/18/86 -DZC GRANTED SE FOR PRIVATE COUNTRY  
CLUB AND GOLF COURSE W/RESTRICTIONS; DENIED  
SE FOR ANY OTHER SIMILAR RECREATION CLUB AND/  
OR PUBLIC RESTAURANT

ASSIGNED FOR: WEDNESDAY, APRIL 1, 1987 at 10:00 a.m.

cc: S. Eric DiNenna, Esquire Counsel for Appellants/Protestants  
~~Leslie M. Pittler, Esquire~~ Gary Huddles, Esquire Counsel for Appellees/Petitioner/  
Contract Purchaser  
Mr. August A. Krometis Appellee/Petitioner

Mr. Robert L. Edd, Sr. Appellee/Contract Purchaser

Phyllis Cole Friedman, Esq. People's Counsel

Norman E. Gerber  
James Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois

Kathi C. Weidenhammer  
Administrative Secretary

IN RE: PETITION FOR SPECIAL  
EXCEPTION SE/S of  
Holbrook Road, 3800'  
South of Liberty Road  
2nd Election District  
August A. Krometis

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No.: 87-38-X

ORDER FOR APPEAL

MADAM CLERK:  
Please enter an Appeal to the County Board of Appeals from the Decision of the Deputy Zoning Commissioner dated November 18, 1986, granting the request for a special exception for a private country club or golf course, only, on behalf of the following individuals:

Minnie & Henry Robinson  
4312 Holbrook Road  
Randallstown, Maryland 21133

Howard A. & Mildred Triplett  
10711 Liberty Road  
Baltimore, Maryland 21133

Alexander & Anna Velle  
4315 Holbrook Road  
Baltimore, Maryland 21133

Barbara & Carl Hartman  
4325 Holbrook Road  
Baltimore, Maryland 21133

Carroll M. Brown, Sr.  
3900 Falls Run Road  
Baltimore, Maryland 21133

Carroll M. Brown, Jr.  
3910 Falls Run Road  
Baltimore, Maryland 21133

Dwight Gill  
10724 Liberty Road  
Baltimore, Maryland 21133

Millie E. Turner  
4337 Holbrook Road  
Baltimore, Maryland 21133

Kenneth L. Schaefer  
3902 Powell's Run Road  
Baltimore, Maryland 21133

RECEIVED  
DEC 18 1986

ZONING OFFICE

1/2/87 - Copy mailed to Mr. Edd per his request. mcd

Charles L. Kines  
3904 Falls Run Road  
Baltimore, Maryland 21133

John R. Ortenzi  
32 Milstone Road  
Baltimore, Maryland 21133  
Owner - Lot #3 Holbrook Road

Robert & Barbara Tanner  
4314 Holbrook Road  
Baltimore, Maryland 21133

Betty & Bud Constantine  
10417 Liberty Road  
Baltimore, Maryland 21133

Kevin & Mary Kay Cassidy  
5410 Deer Park Road  
Owings Mills, Maryland 21117  
Owner - Lot #25 Holbrook Road

Stanley L. Stevenson  
3910 Chatham Road  
Baltimore, Maryland 21207  
Owner - Lot #25 Holbrook Road

Ruth Dixon  
6743 Townbrook Drive  
Baltimore, Maryland 21133  
Owner - Lot #301 Holbrook Road

Robert & Evelyn Donovan  
3564 Horton Avenue  
Baltimore, Maryland 21225  
Owner - Lot #3 Holbrook Road

John & Nancy Grunewald  
8819 Sigrid Road  
Baltimore, Maryland 21133  
Owner - Lot #110 Holbrook Road

Monty & Margie Jones  
4410 Chapeldale Road  
Baltimore, Maryland 21133

William E. Klingelhoffer  
10743 Liberty Road  
Baltimore, Maryland 21133

Phillip J. & Catherine E. Spampinato  
4208 Holbrook Road  
Baltimore, Maryland 21133

-2-

Clarke & Marie Mallory  
4121 Holbrook Road  
Baltimore, Maryland 21133

Harold & Ethel Wanzer  
4205 Holbrook Road  
Baltimore, Maryland 21133

Leslie & Thelma Schwatka  
4325 Holbrook Road  
Baltimore, Maryland 21133

Alex & Kathryn Johnson  
4339 Holbrook Road  
Baltimore, Maryland 21133

Edith Cartin  
4417 Holbrook Road  
Baltimore, Maryland 21133

Colin & Judith Enos  
4310 Holbrook Road  
Baltimore, Maryland 21133

Kevin Bayer  
3512 Rolling Road  
Baltimore, Maryland 21207  
Owner - Lot #28 Holbrook Road

Joseph & Tina Wilkinson  
8600 Church Lane  
Baltimore, Maryland 21133  
Owner - Lot #1 Holbrook Road

Michael Ramsey  
4706 Belle Forte  
Baltimore, Maryland 21208  
Owner - Lot #106 Holbrook Road

Mr. and Mrs. Kenneth Tomlinson  
10648 Liberty Road  
Baltimore, Maryland 21133

S. ERIC DINENNA  
DINENNA, MANN & BRESCHI  
409 Washington Avenue  
Suite 600  
Towson, Maryland 21204  
(301) 296-6820

-3-

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 18 day of December, 1986, a copy of the foregoing Order for Appeal was mailed, postage prepaid to Leslie M. Pittler, Esquire, Suite 501, 28 Allegheny Avenue, Towson, Maryland 21204.

S. ERIC DINENNA

-4-

12-31-87





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

January 2, 1987

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

Mr. August A. Krometis  
2308 Foxley Road  
Timonium, Maryland 21093

Mr. Robert L. Edd, Sr.  
8284 Pond Court  
Millersville, Maryland 21108

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

Ms. Friedman and Gentlemen:

Please be advised that on December 18, 1986, an appeal was filed by Appellants/Protestants, Minnie and Henry Robinson, et al., from the decision rendered by the Deputy Zoning Commissioner in the above-entitled matter.

You will be notified of the date and time of the appeal hearing when it has been scheduled by the County Board of Appeals (494-3180).

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025764

DATE 12/29/86 ACCOUNT R-01-615-000

AMOUNT \$ 130.00  
S. Eric DiNenna, Esquire  
Suite 600A, Towson, Md. 21204

RECEIVED FROM APPEAL COSTS AND SIGN POSTING FOR RE CASE #87-38-X

FOR: B B000\*\*\*\*\*1200013 21204

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

November 18, 1986

Leslie M. Pittler, Esquire  
28 Allegheny Avenue, Suite 501  
Towson, Maryland 21204

RE: Petition for Special Exception  
SE/S of Holbrook Road, 3800'  
South of Liberty Road  
2nd Election District  
August A. Krometis Property  
Case No. 87-38-X

Dear Mr. Pittler:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Special Exception has been granted, subject to the restrictions as noted in the attached Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

*Jan M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:jbs

Enclosures

cc: Mr. August A. Krometis  
2308 Foxley Road, Timonium, Maryland 21093

Mr. Robert L. Edd, Sr.  
8284 Pond Court, Millersville, Maryland 21108

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
406 W. Pennsylvania Avenue, Towson, Maryland 21204

People's Counsel



STV/LYON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS  
21 GOVERNORS COURT  
BALTIMORE, MD 21207-2722  
301/944-9112

ZONING DESCRIPTION FOR  
LIBERTY VALLEY COUNTRY CLUB,  
SOUTH SIDE OF HOLBROOK ROAD,  
SECOND ELECTION DISTRICT,  
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME along the southerly right-of-way line of Holbrook Road (50 feet wide), said point being located approximately 3,800 feet southwesterly of Liberty Road, Maryland Route No. 26, thence running with and binding on said southerly right-of-way line of Holbrook Road, by a curve to the left having,

1. A radius of 245.00 feet, an arc length of 86.68 feet, said curve being subtended by a chord bearing North 49°46'30" East 86.22 feet, thence leaving Holbrook Road and running,
2. South 48°39'43" East 489.49 feet to a point of curvature, thence by a curve to the right having,
3. A radius of 150.00 feet, an arc length of 217.90 feet, said curve being subtended by a chord bearing South 07°02'46" East 199.23 feet to a point of tangency thence,
4. South 34°34'16" West 36.20 feet thence,
5. South 55°25'44" East 416.33 feet thence,
6. South 12°11'20" West 397.98 feet thence,
7. South 37°32'56" East 388.84 feet thence,
8. South 24°59'59" West 364.82 feet thence,
9. North 70°07'45" West 393.43 feet thence,
10. South 83°35'45" West 865.25 feet thence,
11. North 86°58'16" West 304.05 feet thence,
12. North 67°44'00" West 320.41 feet thence,
13. South 68°48'17" West 150.16 feet thence,
14. South 34°58'24" West 165.16 feet to a point along the northeasterly side of Powell's Run Road, thence along same,
15. North 35°30'11" West 600.13 feet, thence leaving Powell's Run Road and running,

OFFICE COPY

STV ENGINEERS, Engineers, Architects, Planners, Professional Member, Form STV, Lyon Associates  
STV Management Consultants STV, N.D. Northampton STV, Sanders & Thomas STV, Seelye & Seelye STV, Va. & Knecht

STV/LYON ASSOCIATES.

ZONING DESCRIPTION  
Page 2

16. North 86°05'50" East 22.64 feet thence,
17. South 78°49'31" East 827.98 feet thence,
18. North 05°52'34" East 331.00 feet thence,
19. South 83°59'09" East 347.13 feet thence,
20. North 21°50'58" East 154.18 feet thence,
21. North 16°34'09" East 256.58 feet thence,
22. North 16°30'47" East 200.85 feet thence,
23. North 56°03'23" East 125.36 feet thence,
24. North 14°26'05" East 516.47 feet to the point of beginning . . . containing 44.7443 acres of land, more or less.

*Mark A. Riddle*  
STV/LYON ASSOCIATES, INC.  
Mark A. Riddle  
Md. Reg. Property Line Surveyor No. 244

March 14, 1986



PETITION FOR SPECIAL EXCEPTION

2nd Election District

Case No. 87-38-X

LOCATION: Southeast Side of Holbrook Road, 3800 feet South of Liberty Road

DATE AND TIME: Tuesday, September 30, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a golf course and/or country club or other similar recreation club and/or restaurant

Being the property of August A. Krometis, as shown on plat or plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION

2nd Election District

Case No. 87-38-X

LOCATION: Southeast Side of Holbrook Road, 3800 feet South of Liberty Road

DATE AND TIME: Monday, August 4, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a golf course and/or country club or other similar recreation club and/or restaurant

Being the property of August A. Krometis, as shown on plat or plan filed with the Zoning Office.

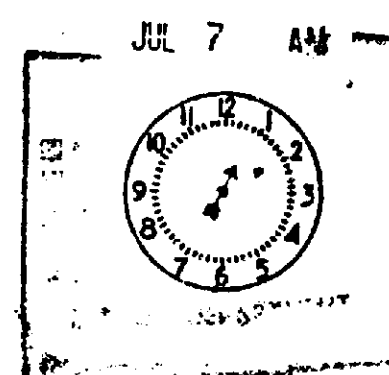
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
SE/S of Holbrook Rd., 3800'  
S of Liberty Rd., 2nd District : OF BALTIMORE COUNTY  
AUGUST A. KROMETIS, Petitioner : Case No. 87-38-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

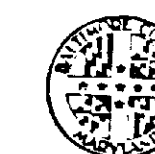


*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esquire, Suite 501, 18 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Robert L. Edd, Sr., 8284 Pond Court, Millersville, MD 21108, Contract Purchaser.

*Peter Max Zimmerman*  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

September 23, 1986

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

Dear Mr. Pittler:

This is to advise you that \$93.24 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, 111 W. Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025577

DATE 10/16/86 ACCOUNT R-01-615-000

SIGN & POST RETURNED AMOUNT \$ 133.24

Mr. Robert L. Edd, Sr., 8284 Pond Court,  
Millersville, Md. 21108

RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #87-38-X

FOR: B B000\*\*\*\*\*1302413 21108

VALIDATION OR SIGNATURE OF CASHIER

12-31-87





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

August 20, 1986

Leslie M. Pittler, Esquire  
Suite 501, 28 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

Dear Mr. Pittler:

This is to advise you that \$45.00 is due for ~~XXXXX XXXXX~~  
posting of the above property. This fee must be paid before an  
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON  
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by  
this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit  
to Zoning Office, Room 113, County Office Building, Towson, Maryland  
21204, before the hearing.

Sincerely,

Arnold Jablon  
Zoning Commissioner

AJmed

87-38-X

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2nd Date of Posting September 2, 1986  
Posted for: Special Exception  
Petitioner: August A. Krometis  
Location of property: SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
Location of Sign: Location sign SE corner of Liberty & Holbrook Rd. - 1 sign  
SE/S of Holbrook Rd. at entrance to subject property - 1 sign  
of Powell's Quarry at access road to subject property  
Remarks:  
Posted by A. J. Jablon Date of return: September 5, 1986  
Number of Signs: 3

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2nd Date of Posting 7-12-86  
Posted for: Special Exception  
Petitioner: August A. Krometis  
Location of property: SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
Location of Sign: Location sign SE corner of Liberty & Holbrook Rd. - 1 sign  
SE/S of Holbrook Rd. at entrance to subject property - 1 sign  
of Powell's Quarry at access road to subject property  
Remarks:  
Posted by A. J. Jablon Date of return: July 14, 86  
Number of Signs: 3

2nd Election District 87-38-X  
Location: SE/S of Holbrook Rd., 3800' S of  
Liberty Rd.  
Hearing: Tuesday, August 26, 1986, at 1:30 p.m.  
Prepare postponed sticker as follows:  
POSTPONED - RESCHEDULED for Tuesday,  
8/26/86, at 1:30 p.m.  
Petitioner: August A. Krometis  
No. of Signs: 3

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 11, 1986  
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., appearing on  
September 11, 1986.

THE JEFFERSONIAN,  
  
Publisher  
Cost of Advertising  
24.75

PETITION FOR  
SPECIAL EXCEPTION  
2nd Election District  
Case No. 87-38-X  
LOCATION: Southeast Side of  
Holbrook Rd., 3800 feet South of  
Liberty Rd.  
DATE AND TIME: Tuesday, Sep-  
tember 30, 1986, at 1:30 p.m.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 West  
Chesapeake Avenue, Towson,  
Maryland  
The Zoning Commissioner of Bal-  
timore County, by authority of the Zon-  
ing Act and Regulations of Baltimore  
County, will hold a public hearing  
on the Petition for Special Exception for a  
golf course and/or country club and/or  
recreation club and/or restaurant  
being the property of August A. Krometis,  
as shown on the plat filed with the Zoning  
Office.  
If it is determined that the Petition is  
granted, a building permit may be  
issued within the thirty (30) day appeal  
period. The Zoning Commissioner  
will, however, entertain any request  
for a stay of the issuance of said permit  
during this period for good cause  
shown. Such request must be received  
in writing by the date of the hearing set  
above or made at the hearing.  
By Order of:  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
9878 Sep. 11.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION FOR ZONING VARIANCE  
4th Election District  
Case No. 87-38-X  
LOCATION: Southwest Side of Holbrook Road, 3800 feet  
South of Liberty Road  
DATE AND TIME: Tuesday, September 30, 1986, at 1:30 p.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West  
Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act  
and Regulations of Baltimore County, will hold a public hearing  
on the Petition for Special Exception for a golf course and/or country club and/or  
recreation club and/or restaurant being the property of August A. Krometis,  
as shown on the plat filed with the Zoning Office.  
If it is determined that the Petition is granted, a building permit may be issued  
within the thirty (30) day appeal period. The Zoning Commissioner will,  
however, entertain any request for a stay of the issuance of said permit during  
this period for good cause shown. Such request must be received in writing by  
the date of the hearing set above or made at the hearing.  
BY ORDER OF:  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County

d. Sept. 11, 1986  
nexted Reg. #195701 E.O. #80317  
successive weeks/days previous  
to the 11th day of September, 1986, in the  
a daily newspaper published  
in Carroll County, Maryland.  
weekly newspaper published  
in Baltimore County, Maryland.  
weekly newspaper published  
in Baltimore County, Maryland.  
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.  
Per

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Sept. 11, 1986  
THIS IS TO CERTIFY that the annexed Reg. #195701 E.O. #80317  
was published for one (1) successive weeks/days previous  
to the 11th day of September, 1986, in the  
☐ Carroll County Times, a daily newspaper published  
in Westminster, Carroll County, Maryland.  
☐ Randallstown News, a weekly newspaper published  
in Baltimore County, Maryland.  
☒ Community Times, a weekly newspaper published  
in Baltimore County, Maryland.  
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.  
Per

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

August 26, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

TIME: 1:30 p.m.  
DATE: Tuesday, September 30, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

cc'd

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

Phyllis Cole Friedman, Esquire  
People's Counsel

Mr. Robert L. Edd, Sr.  
8284 Pond Court  
Millersville, Maryland 21108

Mr. August A. Krometis  
2308 Foxley Road  
Timonium, Maryland 21093

Leslie M. Pittler, Esquire  
Suite 501, 28 Allegheny Avenue  
Towson, Maryland 21204

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

TIME: 1:30 p.m.  
DATE: Monday, August 27, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 021636  
DATE: 8/6/86 ACCOUNT: 01-615-000  
AMOUNT: \$ 100.00  
RECEIVED FROM: Leslie Pittler  
FOR: S.E. # 430  
8 8028\*\*\*\*\*1000010 0106F  
VALIDATION OR SIGNATURE OF CASHIER



0000

3000

5000

13349

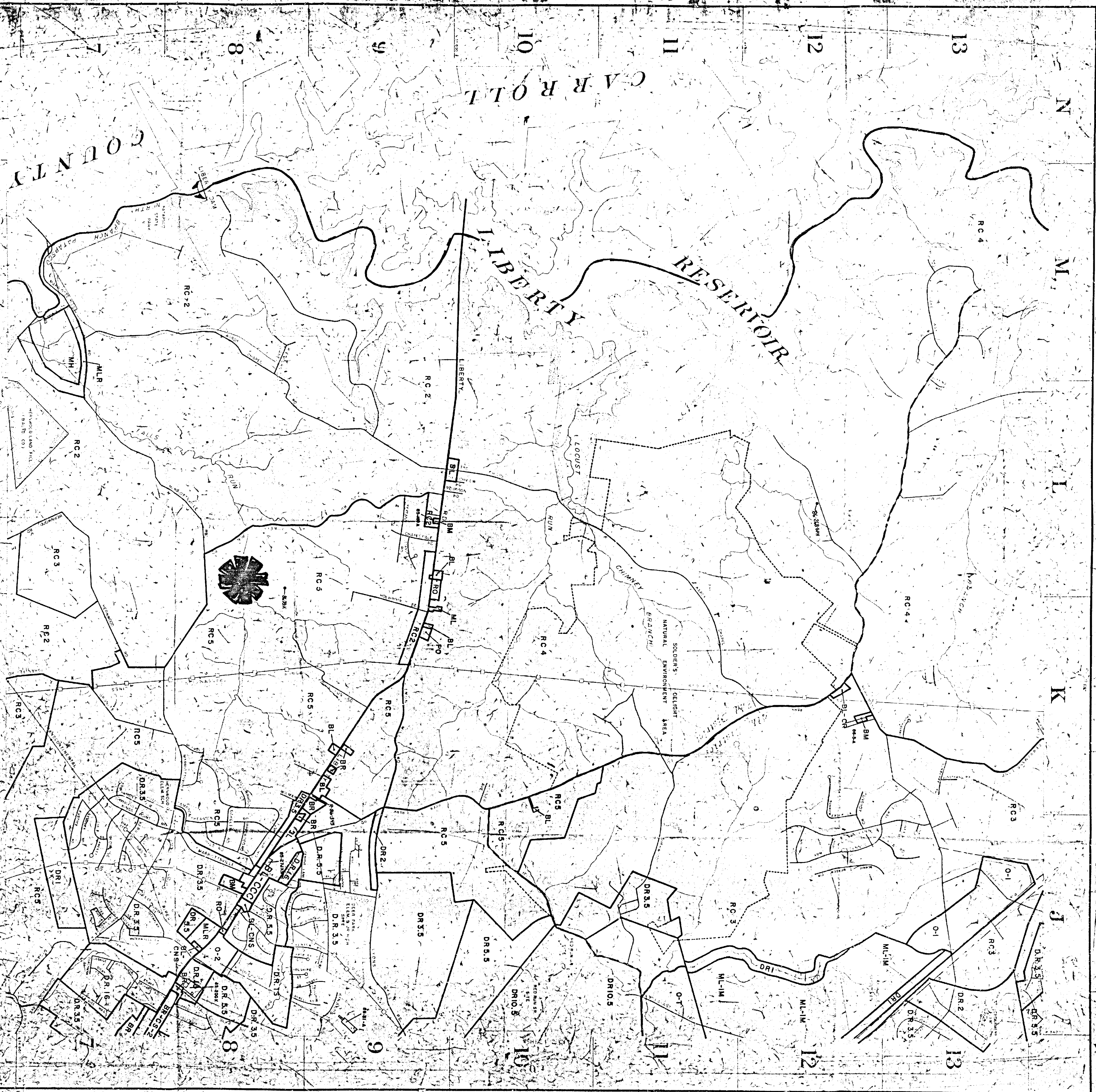
22

ADMITTED BY THE  
SALT HIRE COUNTY COUNCIL  
MAY 13 1986

LIBERTY DAM AREA

REVISED DATE	
NOV 61	\$59.74
FEB 66	DEC 75
JULY 67	MAY 76
SEPT 68	JAN 77
MAR 68	JUNE 77
MAY 70	MAR 78
FEB 73	

15





**CLUBHOUSE**  
SCALE: 1" = 30'

**GENERAL NOTES**

- BEARING AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AS REFERENCED FROM TRAVELER STATIONS:  
 X-1167: NORTH 35,361.36 WEST 66,005.00  
 X-1168: NORTH 35,503.72 WEST 67,165.05
- OWNER: AUGUST A. KROMETIS

CLUBHOUSE  
SCALE: 1" = 30'

GENERAL NOTES

1. BEARING AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN  
AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN  
DISTRICT AS REFERENCED FROM TRAVELER STATIONS:  
N-1107 NORTH 35,361.36 WEST 66,005.09  
X-1168: NORTH 35,003.72 WEST 67,161.05
2. OWNER: AUGUST A. KROMETIS
3. DEVELOPER: LIBERTY VALLEY COUNTRY CLUB & PAVILLION  
8084 POND COURT  
MILLERSVILLE, MARYLAND 21108
4. DEED REFERENCE: AUGUST A. KROMETIS  
1-16-P-5679, 1-16-P-338  
AUGUST 31, 1976  
"CLOUDWIDE LOT" PLAT "MAY H.W.", JP. 43-37  
ADELPHI TOWNSHIP SUBDIVISION
5. SITE AREA: 64,743 ACRES
6. EXISTING ZONING CLASSIFICATION: RC-5 (RESOURCE CONSERVATION  
RURAL RESIDENTIAL)
7. PROPOSED ZONING: NO CHANGE
8. EXISTING USE: COUNTRY CLUB (NOT PRESENTLY IN USE)  
PROPOSED USE: COUNTRY CLUB W/9 HOLE GOLF COURSE
9. PERMITTED BUILDING COVERAGE: 35% OF LOT  
PROPOSED BUILDING COVERAGE: 100%
10. PERMITTED BUILDING HEIGHT: 35'  
PROPOSED BUILDING HEIGHT: 1 STORY
11. SITE IS SERVED BY A WELL; NO ACCESS TO PUBLIC WATER.
12. ALL NEW PARKING & ROADS TO BE STABILIZED WITH BITUMINOUS  
CONCRETE PAVING
13. ALL LIGHTING FIXTURES TO BE MOUNTED ON A 35' POLE.
14. ALL UTILITIES TO BE DEEPENED WITH DRAINAGE  
CONDUITS TO BE RELOCATED

ZONING HISTORY BY CASE #

79-255-3544

5/22/79 - PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING  
FILED FOR AUGUST A. KROMETIS  
2/15/80 - ORDER FOR SPECIAL EXCEPTION AND SPECIAL HEARING FOR A RECEIPT FOR  
"NO 3" SILENT SPECIAL HEARING FOR A NON-CONSENT IN  
COUNCIL COUNTY GRANTED RESTRICTIONS BY ZONING COMMISSION  
3/17/80 - APPEAL FILED BY PETITIONER  
10/9/80 - ORDER BY THE ZONING COMMISSION IS REPEALED TO THE  
ZONING COMMISSIONER BY THE S. OF A.  
10/14/80 - GRANTED DECISION AND ORDER REWARDING EMPIRE PROPERTIES  
"NO 3" SILENT SPECIAL HEARING FOR A NON-CONSENT IN  
COUNCIL COUNTY GRANTED RESTRICTIONS BY ZONING COMMISSION  
11/10/80 - B. OF A. ORDERED THAT PRIOR ORDERS IN THIS CASE BE  
RECEIVED.  
10/5/81 - REQUEST BY B. OF A. THAT PETITION BE WITHDRAWN AND  
DISMISSED.

BA-70-K

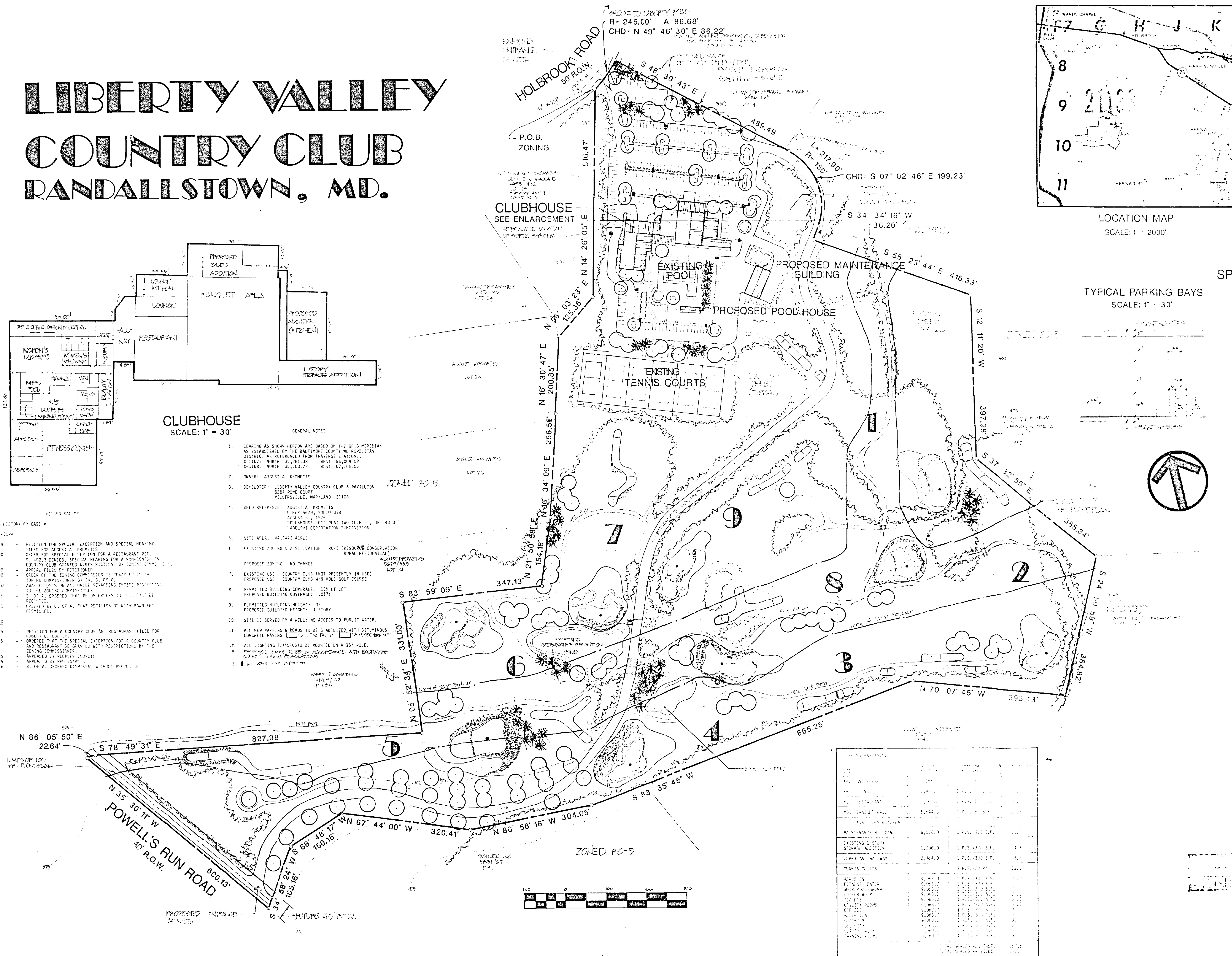
9/11/85 - PETITION FOR A COUNTRY CLUB AND RESTAURANT FILED FOR  
HUBERT L. FOG SM.

8/30/85 - ORDERED THAT THE SPECIAL EXCEPTION FOR A COUNTRY CLUB  
AND RESTAURANT BE GRANTED WITH RESTRICTIONS BY THE  
ZONING COMMISSIONER.

9/27/85 - APPEALED BY PEOPLES COUNCIL

9/30/85 - APPEAL BY PROTESTANTS

1/28/86 - B. OF A. ORDERED DISMISSAL WITHOUT PREJUDICE.



Revisions		
No.	Description	Date
	REVIEWED SOLUBLE SOLVENTS	5/2/20
	REVIEWED MATERIAL CUTTING	6/2/20

## Certification

SPECIAL EXCEPTION  
PLAT

LIBERTY VALLEY  
COUNTRY CLUB

3825 HOLBROOK ROAD  
ELECTION DISTRICT 2  
BALTIMORE CO. , MD.  
COUNCIL DISTRICT 2



**STV/Lyon Associates**  
Engineers • Surveyors

2125 Avenue C  
Baltimore, Maryland 21205  
Tel: 410-391-2112

Sheet Title

Scale: 1"=100'

Date: FEB. 17, 1986

Drawn By: Z. RUSSELL

Job Number: 7649--59-001

Sheet:

EXHIBIT 2

1 of 1



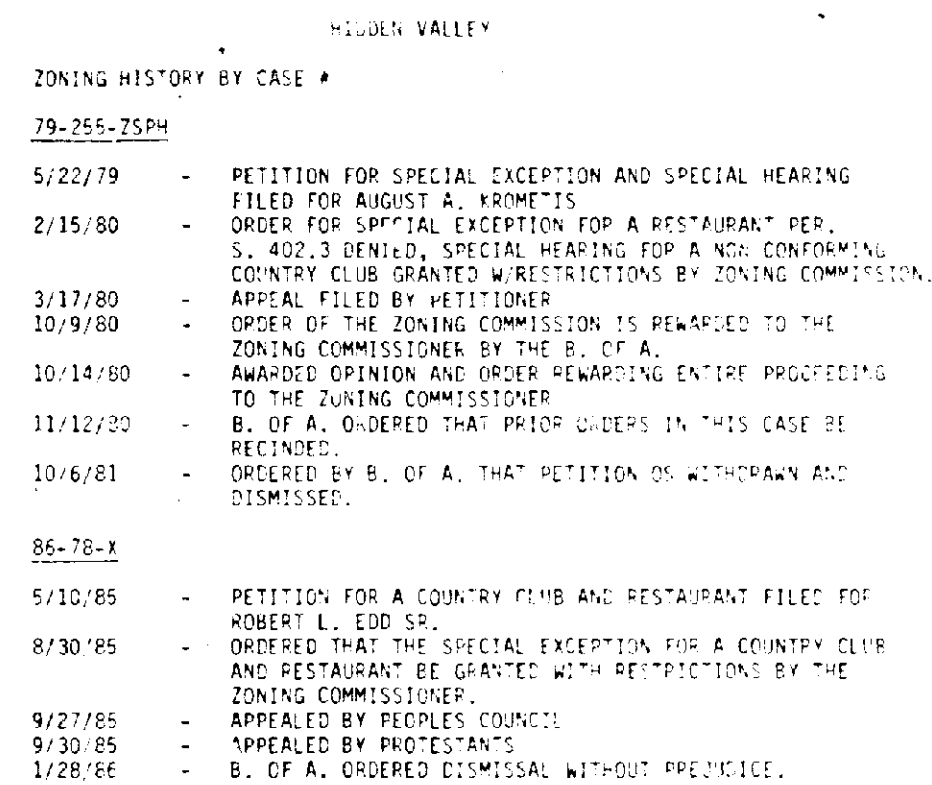




**CLUBHOUSE**  
SCALE: 1" = 30'

**GENERAL NOTES**

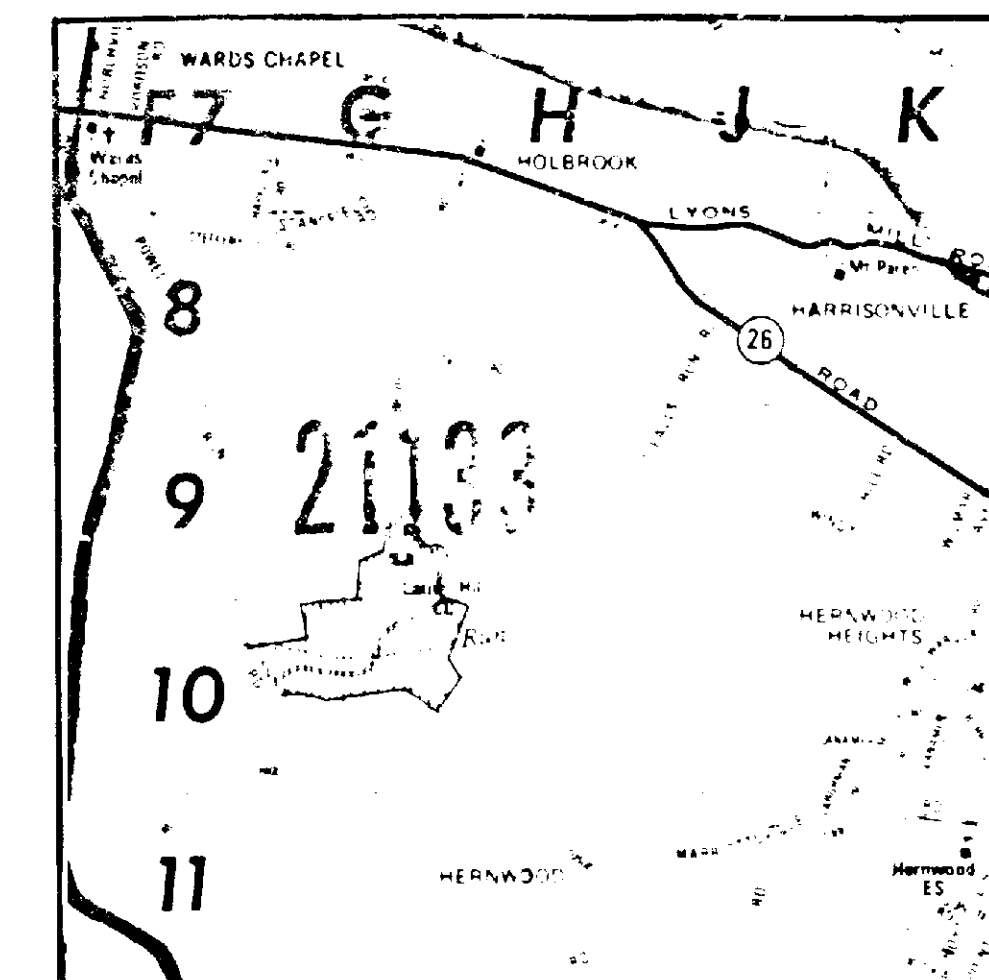
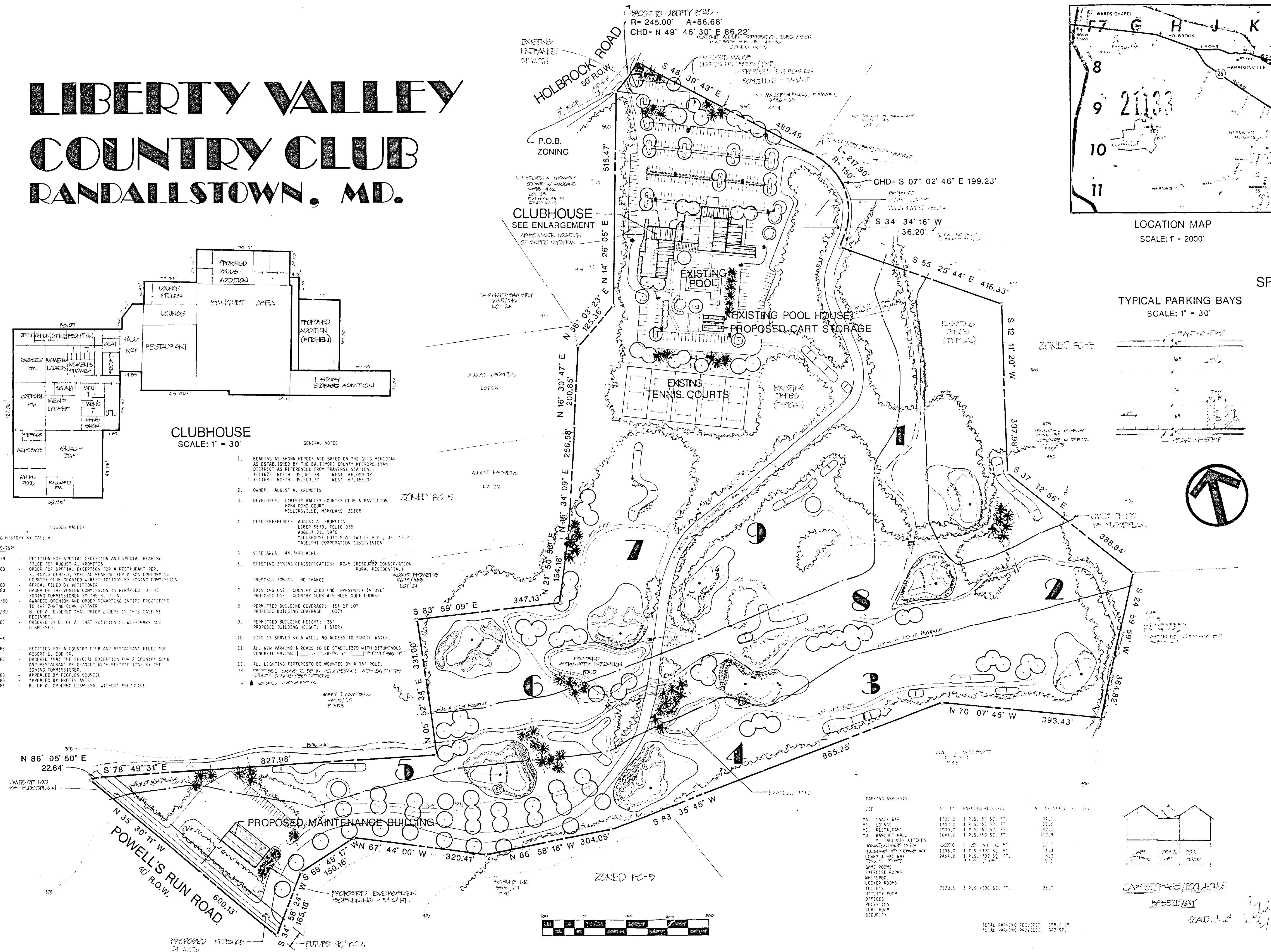
- BEARING AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AS REFERENCED FROM TRAVERSE STATIONS:  
 +1167: NORTH 35,361.38 WEST 66,009.28  
 +1168: NORTH 35,503.72 WEST 67,165.01
- OWNER: AUGUST A. KROMETSIS
- DEVELOPER: LIBERTY VALLEY COUNTRY CLUB & PAVILLION



CLUBHOUSE  
SCALE: 1" = 30'

### GENERAL NOTES

1. BEARING AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AS REFERENCED FROM TRVERSE STATIONS: N 111° 16' 00" NORTH 35.301.38' WEST 65.068.25' E N 112° 16' 00" NORTH 35.003.72' WEST 67.165.05' E
2. OWNER: AUGUST A. KROMETIS
3. DEVELOPER: LIBERTY VALLEY COUNTRY CLUB & PAVILLION 8284 POND COURT MILLERSVILLE, MARYLAND 21108
4. DEED REFERENCE: AUGUST A. KROMETIS LIBERTY VALLEY, TOLDO 330 AUGUST 31, 1976 "COLUMBUS LOT" PLAT 20 (E.H.P., JR. 65-37) "AS PER COLUMBUS SUBDIVISION"
5. SITE AREA: 44.7443 ACRES
6. EXISTING ZONING CLASSIFICATION: R-LS (RESOURCE CONSERVATION, RURAL RESIDENTIAL)
7. PROPOSED ZONING: NO CHANGE
8. EXISTING USE: COUNTRY CLUB (NOT PRESENTLY IN USE)  
PROPOSED USE: COUNTRY CLUB W/9 HOLE GOLF COURSE
9. PERMITTED BUILDING COVERAGE: 15% OF LOT  
PROPOSED BUILDING COVERAGE: 100%
10. PERMITTED BUILDING HEIGHT: 35'  
PROPOSED BUILDING HEIGHT: 1 STORY
11. SITE IS SERVED BY A WELL; NO ACCESS TO PUBLIC WATER.
12. ALL NEW PAVING & ROADS TO BE STABILIZED WITH BITUMINOUS CONCRETE PAVING.
13. ALL LIGHTING FIXTURES TO BE MOUNTED ON A 35' POLE.
14. COUNTY'S COMMENTS: TO BE IN ACCORDANCE WITH BALTIMORE COUNTY'S ZONING ORDINANCE.



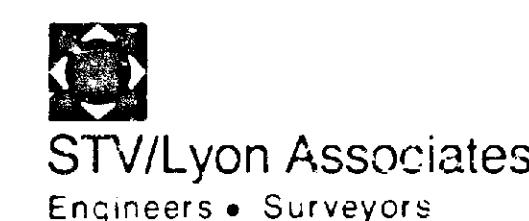
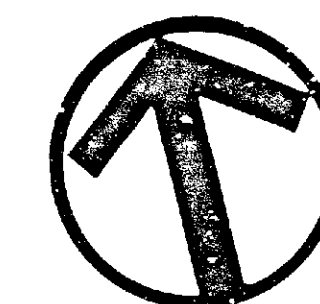
LOCATION MAP  
SCALE: 1" = 2000'

Revisions		
No.	Description	Date
	<del>REVISION TO</del> THIRD COMMENTS	5-2-8

### Certification

LIBERTY VALLEY  
COUNTRY CLUB

3825 HOLBROOK ROAD  
ELECTION DISTRICT 2  
BALTIMORE CO., MD.  
COUNCIL DISTRICT 2



21 Governors Court  
Baltimore, Maryland 21207  
(301) 944-9112

Sheet Title

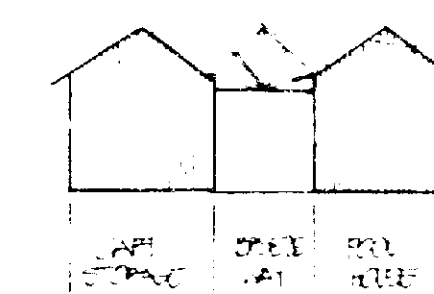
Scale: 1" = 100'

Date: FEB. 17, 1986

Drawn By: Z. RUSSELL

Job Number:7649-59-001

Sheet:



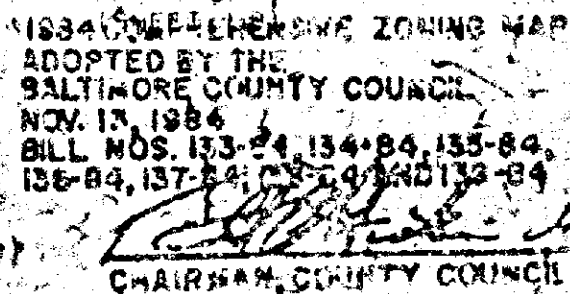
CAMP STOPAGE / POOL HOUSE  
BREEZEWAY

E/POOHOUSE  
ENAY  
GAE: M  
Miller's  
1  
180  
57-28X

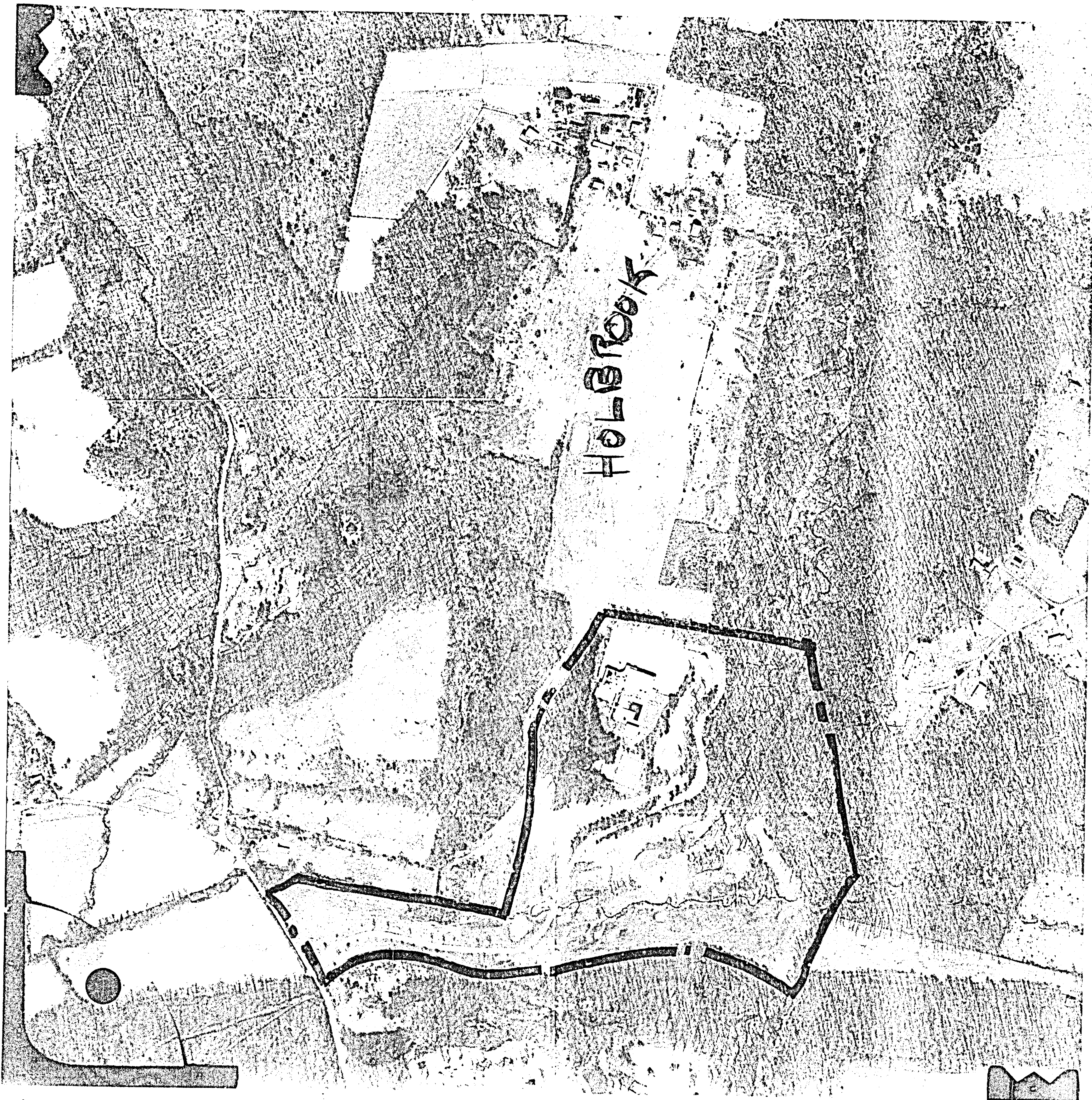
1 Of 1



**PETITIONER'S  
EXHIBIT 3**







4-10 SW

1971



A hand-drawn diagram of a rectangular frame. The frame is composed of four thick, dark lines. At the top-left corner, there is a small, complex structure that looks like a stylized 'K' or a small building with a chimney. A vertical line extends upwards from the top of this structure. The interior of the rectangle is mostly empty, with some faint, scattered dots and light lines suggesting texture or a background.

IN THE OWNER'S  
EXHIBIT 5

LOCATION  
SOUTHWEST OF  
HARRISONVILLE

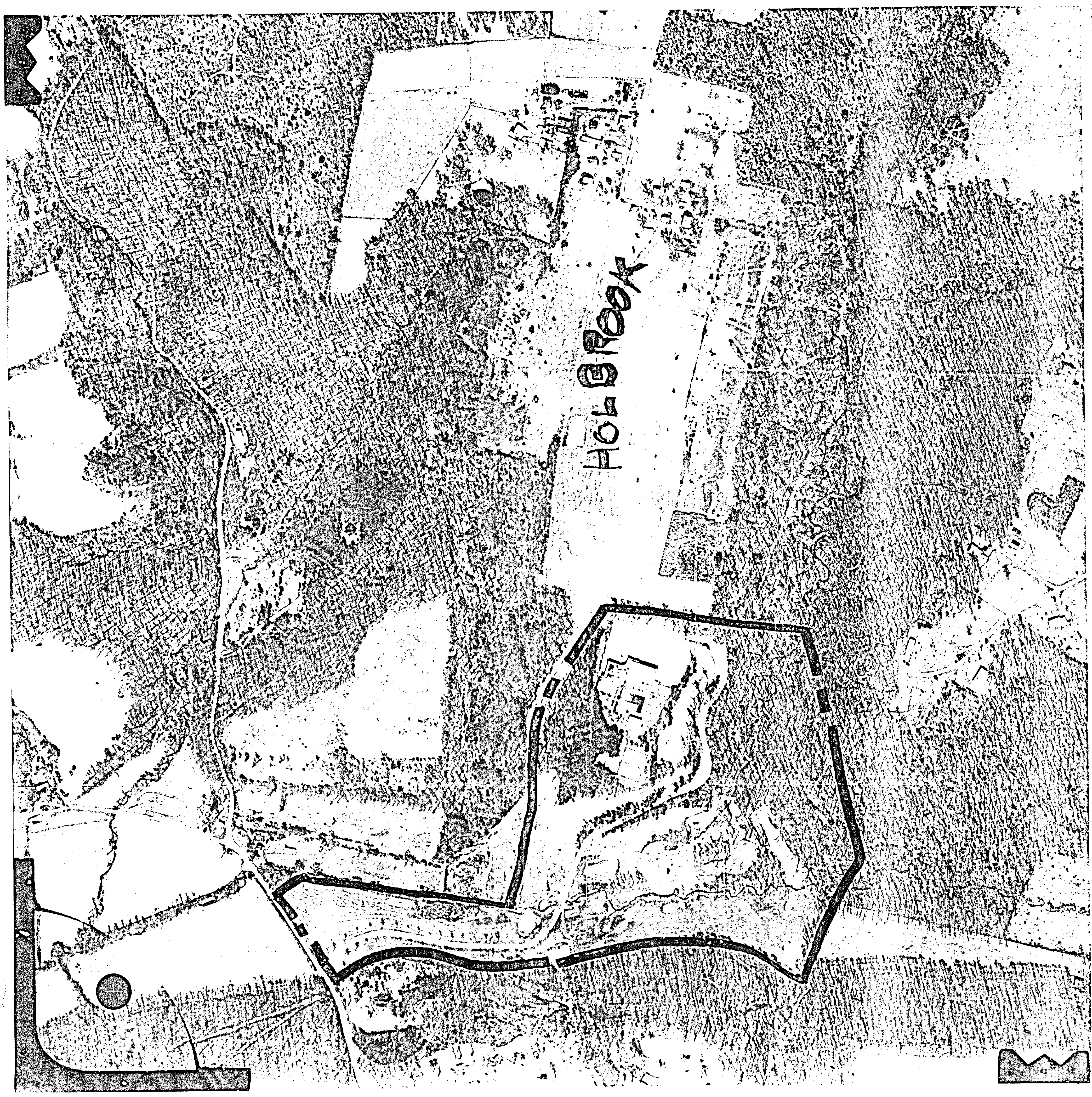
SHEET

N.W.

8-L



4-10 SW



HOLBROOK

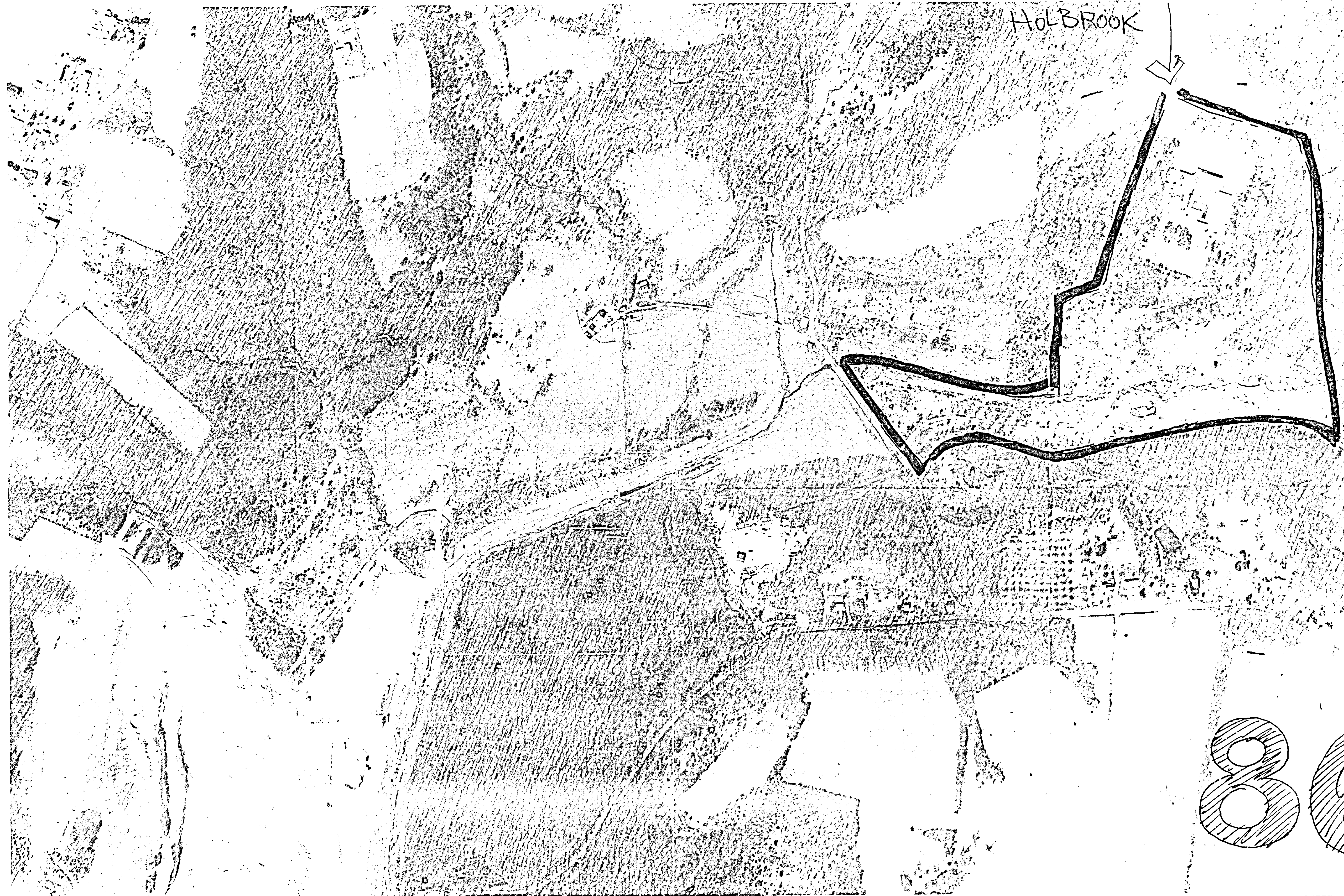
4-10 SW

4

1971

Ret. Ex 4





86

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
SOUTHWEST OF  
HARRISONVILLE

SHEET  
N.W.  
8-L

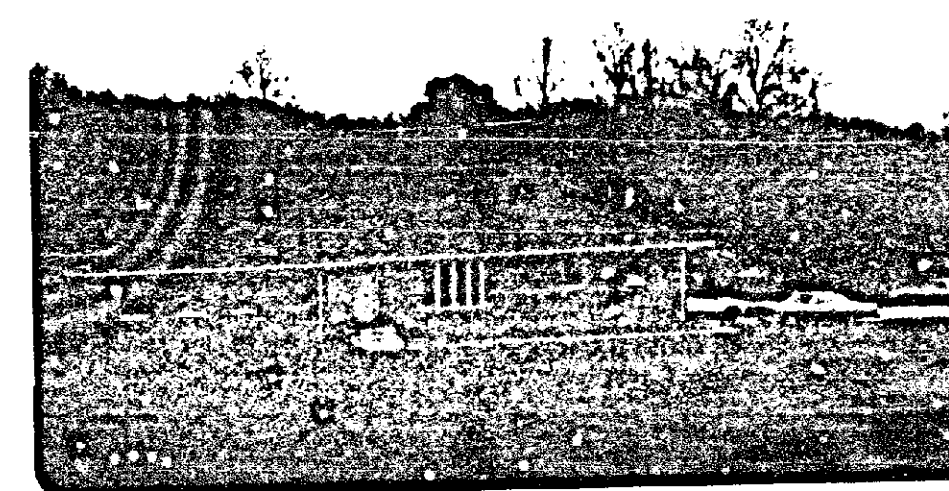
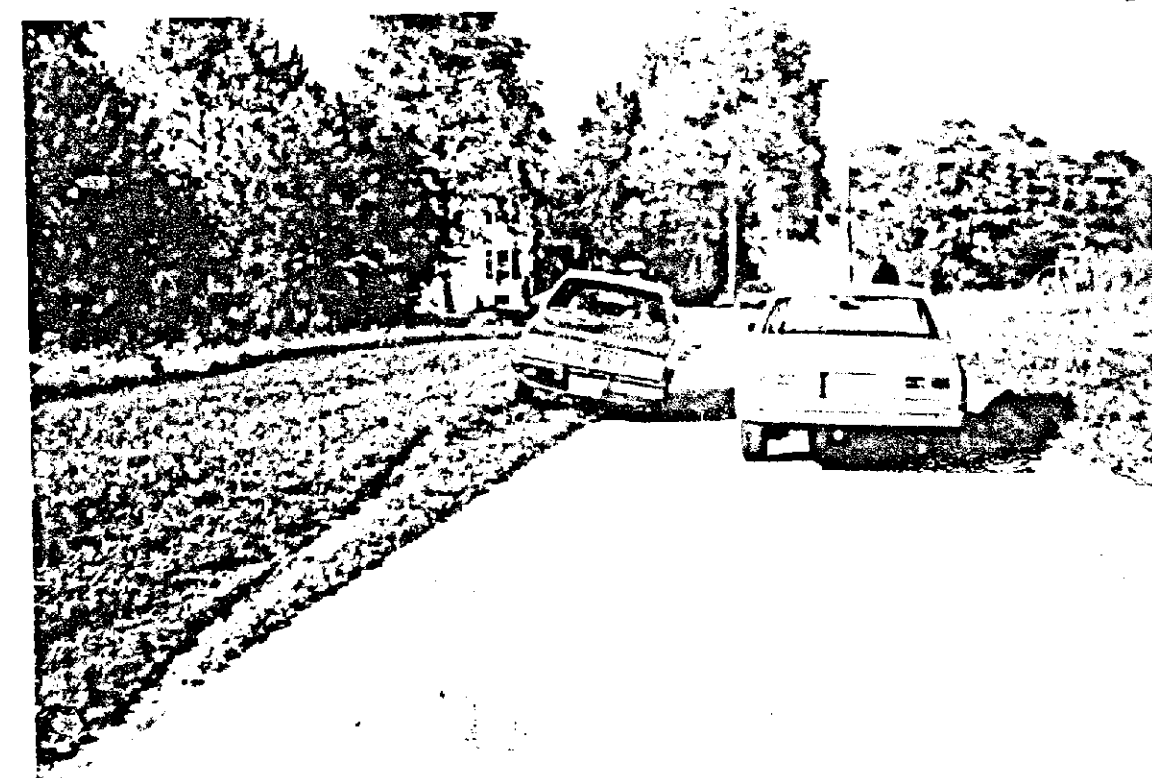
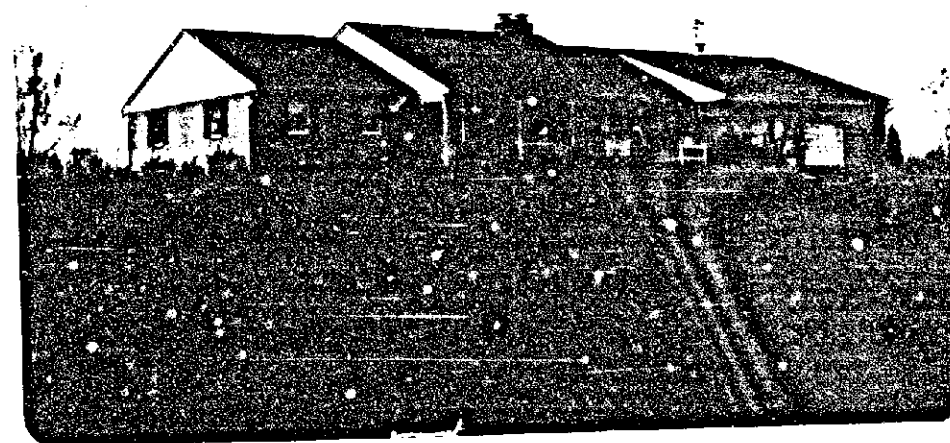
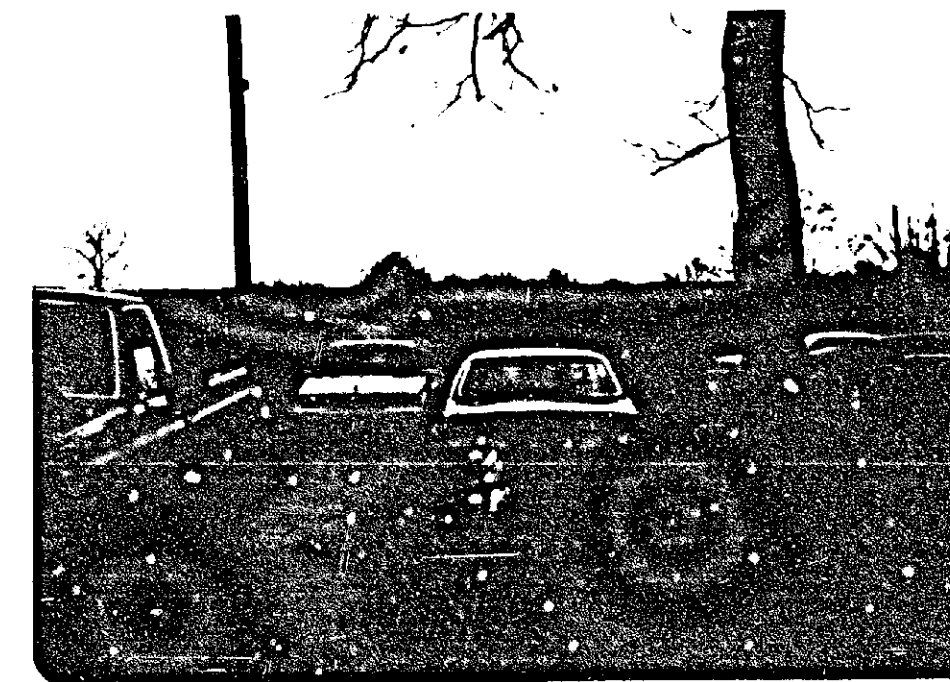
*Ret. & 5*



FROM:  
ZONING OFFICE  
BALTO. CO.

[illegible]

Protestant is Exhibits  
Nos. 1 - 6  
[Color photos]





## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
24th day of June, 1988

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner August A. Krometis Received by: James E. Dyer  
Petitioner's Attorney Leslie M. Pittler, Esquire Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon Zoning Commissioner Date: August 7, 1986  
FROM: Norman E. Gerber, AICP, Director Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 87-38-X

This office is not opposed to a golf course/country club at this location; however, there are some questions concerning the proposed restaurant and its operation.

*Norman E. Gerber per J. Howell*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

CPS-008

LAW OFFICES  
Leslie M. Pittler  
SUITE 501  
28 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-9220

April 1, 1987

William T. Hackett, Chairman  
County Board of Appeals of Baltimore County  
Old Courthouse, Room 200  
Towson, Maryland 21204

Hand-delivered

Re: August A. Krometis  
Case No. 87-38-X

Dear Mr. Hackett:

Please strike my appearance as counsel for Appellees/Petitioner/Contract Purchaser in the above-captioned case. It is my understanding that Gary Huddles, Esquire will be formally entering his appearance on behalf of same when he appears in person at the scheduled hearing on this date.

Thank you for your cooperation.

Very truly yours,

*Leslie M. Pittler*  
Leslie M. Pittler

LMP/cas

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.

SUITE 600  
MERCANTILE-TOWSON BUILDING  
409 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-6820

March 18, 1987

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

RE: Your Client: Krometis  
Zoning Hearing  
My File No.: 85-70

Dear Les:

As per our discussion, it is my understanding that you will be striking your appearance on behalf of the Petitioner concerning the above-captioned matter which is Case No.: 87-38-X before the County Board of Appeals, because of your appointment to the Baltimore County Government.

You indicated to me that you would advise me as to any new attorney that is involved. As you are aware, this matter is set for hearing for April 1, 1987, at 10:00 a.m. before the Board.

If you are going to strike your appearance, would you be so kind as to do so and have the new attorney enter his appearance so I may discuss with him the proposal that we talked about.

Thank you for your cooperation.

Very truly yours,

*S. Eric Dinenna*  
S. ERIC DINENNA

SED:kar

cc: Ms. Katie Johnson  
County Board of Appeals

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.

SUITE 600  
MERCANTILE-TOWSON BUILDING  
409 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-6820

January 12, 1987

Chairman  
County Board of Appeals  
County Court House  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Case No.: 87-38-X  
August A. Krometis - Petitioner

Dear Mr. Chairman:

As you are aware, I entered an appearance on behalf of the protestants concerning the above-captioned matter.

Prior to setting this matter in for a hearing, would you be so kind as to have your office contact Mr. Pittler and myself so that there is no conflict as to scheduling with reference to previous trial dates and/or my Master's schedule.

I appreciate your cooperation in this matter.

Very truly yours,  
*S. Eric Dinenna*  
S. ERIC DINENNA

SFD:kar

cc: Leslie M. Pittler, Esquire

RECEIVED  
COUNTY BOARD OF APPEALS  
1987 JAN 13 A 10 31

Liberty Valley Pavilion  
RESTAURANT • LOUNGE • BANQUETS • HEALTH SPA

December 24, 1986

Mr. William P. Hackett  
Board of Appeals  
Court House--Room 208  
Towson, Md. 21204

Dear Mr. Hackett:

My name is Robert L. Edd Sr., developer of the Midden Valley Country Club, new name being the Liberty Valley Country Club.

I am writing to you requesting a speedy hearing concerning this matter. As you may know this project has been approximately three years in the making due to the appeals, and withdrawal of this project. I am in need of a speedy hearing because of the hardship that is bestowed on this project as the result of the numerous times this case has been in court.

Zoning for this project has been granted by both Zoning Commissioner Zablon and Deputy Zoning Commissioner Jung, and I still have meet with opposition. Please review my case closely and schedule it as soon as possible.

Thank you for your consideration

*Robert L. Edd*  
Robert L. Edd, Pres. L.V.P.

RLF/se

9301 Holbrook Road • Randallstown, Maryland 21133

RECEIVED  
COUNTY BOARD OF APPEALS  
1986 DEC 30 P 3 23

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Jean M. H. Jung Deputy Zoning Commissioner Date: August 22, 1986  
FROM: Phyllis Cole Friedman People's Counsel for Baltimore County  
SUBJECT: August A. Krometis, Petitioner - Zoning Case No. 87-38-X (Item 430)

In reviewing the file I notice that there has never been any advertising for this petition. In my opinion, this is a fatal flaw and I believe that the hearing should not go forward until there has been advertising.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

PCF:sh

cc: Leslie M. Pittler, Esquire  
S. Eric DiNenna, Esquire

ZONING OFFICE  
AUG 22 1986  
RECEIVED

LAW OFFICES  
Leslie M. Pittler  
SUITE 501  
28 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-9220

November 17, 1986

Ms. Jean Jung  
Deputy Zoning Commissioner of  
Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 86-78-X  
Petitioner - Robert L. Edd, Sr.  
Special Exception Petition

Dear Ms. Jung:

On October 24, 1986, I wrote to you requesting your consideration of a decision in the above-captioned matter. Not having received a response to my letter, I would appreciate a meeting in your office with Mr. DiNenna present to discuss this matter. I am available at most times on Thursday, November 20, Friday afternoon, November 21, and Monday, November 24.

As you will note, I am sending Mr. DiNenna a copy of this letter. I will be glad to coordinate the time with Eric.

Very truly yours,

*Leslie M. Pittler*  
Leslie M. Pittler

LMP/cas

cc: Mr. Robert L. Edd, Sr.  
Mr. August Krometis  
S. Eric DiNenna, Esquire

RECEIVED  
NOV 19 1986  
ZONING OFFICE



87-917  
LAW OFFICES  
Leslie M. Pittler  
SUITE 501  
28 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 296-8220

RECEIVED  
OCT 29 1986  
ZONING OFFICE

October 24, 1986

Mrs. Jean Jung  
Deputy Zoning Commissioner of Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 86-78-X  
Petitioner - Robert L. Edd, Sr.  
Special Exception Petition

Dear Jean:

As you know it has been approximately 3 1/2 weeks since the Special Exception Hearing concerning the above-captioned petition.

Unfortunately, because of the various time delays in the overall situation prior to this particular hearing, time is becoming an increasing problem for the decisions my client has to make in regard to the future of this project.

Thus, it would be most appreciate if a decision could be forthcoming in the near future.

I appreciate the many cases in your office, but I hope you understand our need for a decision.

With best wishes,

Leslie M. Pittler

LMP/rml

cc: Robert L. Edd, Sr.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

September 5, 1986

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

Phyllis Cole Friedman, Esquire  
People's Counsel for Baltimore County  
Room 223, Courthouse  
Towson, Maryland 21204

Mr. Robert L. Edd, Sr.  
8284 Pond Court  
Millersville, Maryland 21108

Mr. August A. Krometis  
2308 Foxley Road  
Timonium, Maryland 21093

STV/Lyon Associates  
21 Governors Court  
Baltimore, Maryland 21207  
ATTENTION: Mr. Z. Russell

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

Ms. Friedman and Gentlemen:

Enclosed for your information is a copy of a comment from the Deputy Director of the Department of Traffic Engineering, dated September 4, 1986, concerning the above-captioned case.

Very truly yours,

Margaret E. du Bois  
Margaret E. du Bois  
Hearings Clerk  
Zoning Office

Enclosure

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

September 4, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

REVISED COMMENTS

Item No. 430 -ZAC- Meeting of May 27, 1986  
Property Owner: August A. Krometis  
Location: SE/S Holbrook Rd., 3800 feet S Liberty Rd.  
Existing Zoning: R.C. 5  
Proposed Zoning: Special Exception for golf course and/or country club or other similar recreation club and/or restaurant  
Acres: 44.7443 acres  
District: 2nd Election District

Dear Mr. Jablon:

The requested Special Exception for a golf course and/or country club or similar recreation club and/or restaurant can be expected to generate approximately 1,910 trips per day.

The driveway to this site is too narrow and must be widened to a minimum of 24 feet and should not exceed 8% grade.

The parking calculations do not appear correct and should be checked.

Holbrook Road is a residential road that varies in width from 24 feet in front of house #4303, 12 feet north of house #4303, and 11 feet in front of house #4310.

Powell Run Road is a 15-foot wide road with sight distance problems at its intersection with Marriottsville.

This development can be expected to generate approximately 1,910 trips per day. The projected increase in traffic is expected to exceed the capacity of Holbrook Road, add to the traffic safety

RECEIVED  
SEP 5 1986  
ZONING OFFICE

Item No. 430

- 2 -

September 4, 1986

problems in the area, and will tend to create congestion on the roads in the area.

Holbrook Road should be widened to 40 feet south of Liberty Road to a point 110 feet south of Liberty. From that point, the road should be tapered to 24 feet wide to where the road is existing as a 24 foot-wide road in front of the site.

The sight distance should be improved at the intersection of Holbrook Road and Liberty to provide a minimum of 500 feet of sight distance and 350 feet of sight distance at Marriottsville Road and Powell Run Road.

Very truly yours,

C. Richard Monre  
C. Richard Monre  
Deputy Director  
Department of Traffic Engineering

CRM:pmf

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

RECEIVED  
AUG 11 1986  
ZONING OFFICE  
(301) 296-6820

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.  
ROBERT A. BRESCHI

August 9, 1986

Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: Case No. 87-38-X  
Petitioner: August A. Krometis

Dear Mr. Commissioner:

Please issue a Subpoena Duces Tecum as per the enclosed.

Very truly yours,

S. ERIC DINENNA

SED:kar

Enclosure

RE: PETITION FOR VARIANCE AND SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER  
SE/S Holbrook Road 3800' S of Liberty Road  
2nd District

August A. Krometis  
Petitioner  
Case No.: 87-38-X  
Item No.: 430

SUBPOENA DUCES TECUM

MR. COMMISSIONER:

Please issue a Subpoena Duces Tecum for the following:

Michael S. Flanigan  
Traffic Engineer Associate II  
4th Floor  
County Courts Building  
Towson, Maryland 21204

DUCE TECUM - To appear and bring all records, recommendations, comments, plats, etc., in his possession concerning the Request for Special Exception for August A. Krometis, Case No. 87-38-X and Item No. 430.

MAKE SAME RETURNABLE for Tuesday, August 26, 1986, at 1:30 P.M. before the Zoning Commissioner for Baltimore County, County Office Building, Towson, Maryland 21204.

SUBPOENA  
REASON NOT SERVED

S. ERIC DINENNA  
DINENNA, MANN & BRESCHI  
406 West Pennsylvania Avenue  
Towson, Maryland 21204  
(301) 296-6820

Mr. Sheriff: Attorneys for Petitioner

Please issue Subpoena Duces Tecum in accordance with the above.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

15 July 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

S. Eric DiNenna, Esq.  
406 West Pennsylvania Ave.  
Towson, Maryland 21204

Leslie M. Pittler, Esq.  
Suite 501  
28 Allegheny Ave.  
Towson, Maryland 21204

Re: Case No. 87-38-X

Gentlemen:

After consideration of Mr. DiNenna's request for a postponement of the above captioned matter, which was scheduled for 4 August 1986 at 1:30 p.m., I have granted the postponement. I note Mr. Pittler's vehement opposition to the request and I will re-schedule the matter for 26 August 1986 at 1:30 p.m.

There will be no need for further advertisement, but I will insist that Mr. DiNenna or his client pick up a sticker in the Zoning Office to be placed on the sign now posted at the property, which will note the new hearing date for any interested party. This should be done within the next few days.

Sincerely,

Arnold Jablon

AJ/a

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.  
ROBERT A. BRESCHI

July 10, 1986

Arnold Jablon  
Zoning Commissioner for Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: Zoning Petition  
Petitioner: August A. Krometis  
Hearing Date: August 4, 1986  
1:30 P.M.

Dear Commissioner Jablon:

I have recently entered my appearance on behalf of the Protestants concerning the above-captioned matter.

Counsel for the Petitioner as well as your office, were aware of my involvement prior to entering my appearance concerning the most recent request to Special Exception on this property.

I must respectfully request a postponement of the hearing set for August 4, 1986, at 1:30 p.m. inasmuch as I am sitting as a Master for the Circuit Court for Baltimore County on that date and time.

I have discussed the Petition with Mr. Pittler, counsel for the Petitioner, and he has supplied me with the plat that was submitted for review concerning this case. I have forwarded same to my clients for review and will be discussing this matter with them.

Accordingly, I would request a postponement, and as far as my clients are concerned, would acquiesce that the Petition would not have to be re-advertised nor the property posted if this request is granted. If the request for postponement is not granted, and a date set that would not conflict with all parties' schedules, I may have to request the remedy under the "Murphy" rule.

I do appreciate the Commissioner's position with reference to the scheduling of hearings but this matter has been hotly contested in the past and the Protestants should be afforded the opportunity to be represented by counsel at the hearing before His Honor. Also many of my clients will be on vacation on 8-4-86.

In addition thereto, the Commissioner heard this matter once before and I would respectfully request that counsel to this action be given the opportunity to discuss with the Commissioner his hearing the matter again.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:kar

12-31-87



## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204cc: Mr. Pittler  
Chairman

## MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial DevelopmentLeslie M. Pittler, Esquire  
Suite 501, 28 Allegheny Avenue  
Towson, Maryland 21204RE: Item No. 430 - Case No. 87-38-X  
Petitioner: August A. Krometis  
Petition for Zoning Variance

Dear Mr. Pittler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

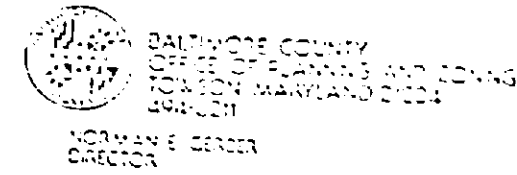
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer, Inc.*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: STV/Lyon Associates  
21 Governors Court  
Baltimore, Maryland 21207Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

July 11, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is not a larger tract; therefore it is defined as a subdivision. The plan must show the section lines.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/15/86.
- ☒ The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a deficient area controlled by a "not level" intersection as defined by Bill 173-79, and is conditions change the re-evaluated annually by the County Council.

cc: James Howell

Eugene A. Boser  
Chief, Current Planning and DevelopmentBALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550STEPHEN E. COLLINS  
DIRECTOR

July 1, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 430 -ZAC- Meeting of May 27, 1986  
Property Owner: August A. Krometis  
Location: SE/S Holbrook Road, 3800 feet S Liberty Rd.  
Existing Zoning: R.C. 5  
Proposed Zoning: Special Exception for golf course and/or country club or other similar recreation club and/or restaurant  
Acres: 44.7443 acres  
District: 2nd Election District

Dear Mr. Jablon:

The requested special exception for a golf course and/or country club or similar recreation club and/or restaurant can be expected to generate approximately 2960 trips per day.

The driveway to this site is too narrow and must be widened to a minimum of 24 feet and should not exceed 8% grade.

The parking calculations do not appear correct and should be checked.

Holbrook Road is a residential road that varies in width from 24 ft. in front of the site to 14 ft. in front of house #4303, 12 ft. north of house #4303, and 11 ft. in front of house #4310.

Powell Run Rd. is a 15 ft. wide road with sight distance problems at its intersection with Marriottsville.

This development can be expected to generate approximately 2965 trips per day. The projected increase in traffic is expected to exceed the capacity of Holbrook Rd., add to the traffic safety problems in the area, and will tend to create congestion on the roads in the area.

Item No. 430

2

July 1, 1986

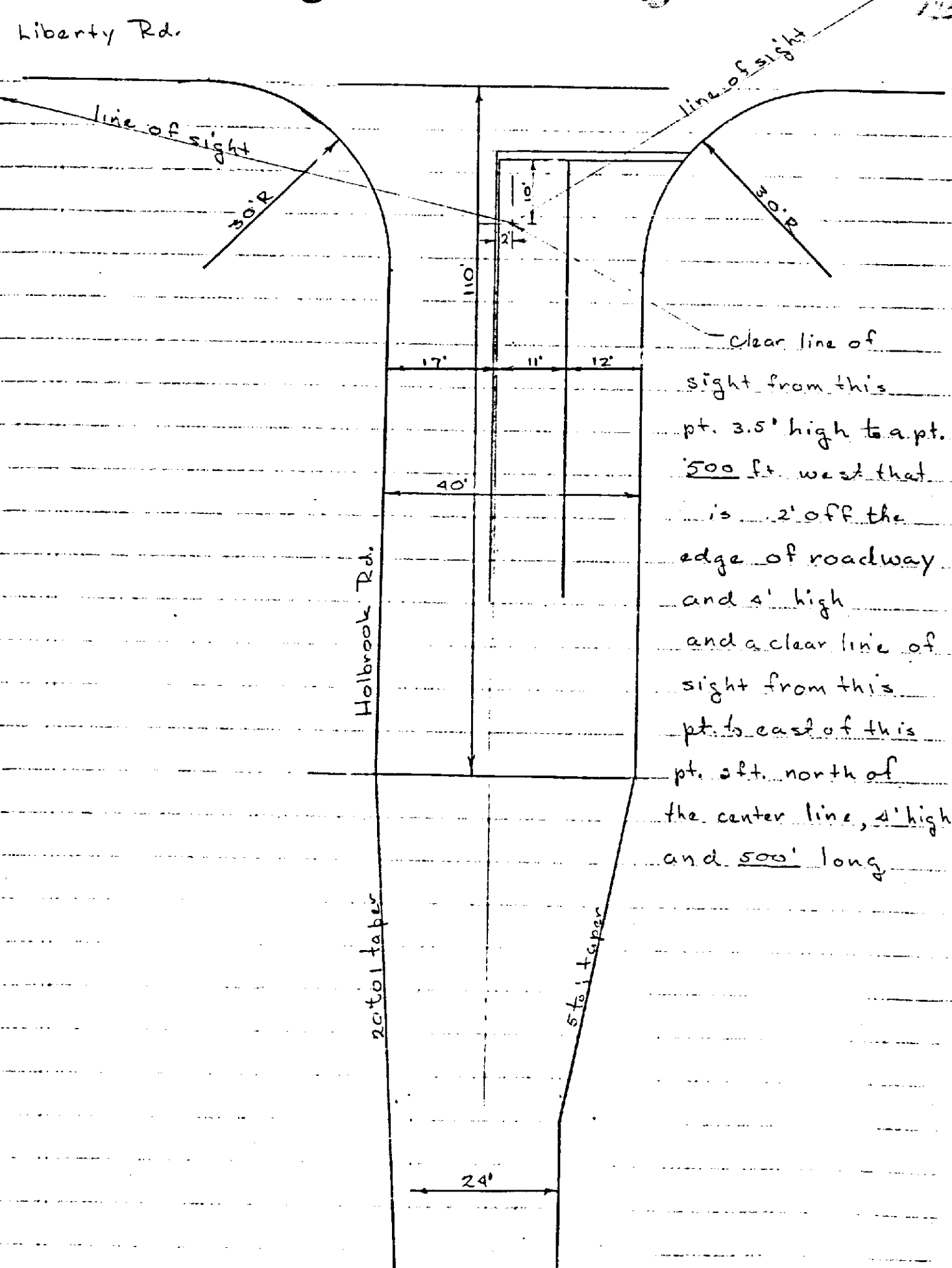
Holbrook Rd. should be widened to 40 ft. south from Liberty Rd. to a point 110 ft. south of Liberty. From that point, the road should be tapered to 24 ft. wide to where the road is existing as a 24 ft. wide road in front of the site.

The sight distance should be improved at the intersection of Holbrook Rd. and Liberty to provide a minimum of 500 ft. of sight distance and 350 ft. of sight distance at Marriottsville Rd. & Powell Run Rd.

Very truly yours,

*Michael S. Planigan*  
Michael S. Planigan  
Traffic Engineer Associate II

MSF:lt



## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 430, Zoning Advisory Committee Meeting of May 27, 1986

Property Owner: August Krometis

Location: SE/S Holbrook Rd, 3800 ft S Liberty Rd District 2nd

Water Supply Private Sewage Disposal Private

## COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1052 (1)

Zoning Item # 430 Zoning Advisory Committee Meeting of May 27, 1986  
Page 2

- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted
  - ( ) The results are valid until
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - ( ) shall be valid until
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: The Health Dept recommends approval of this petition after Petitioner has adequately addressed Health Dept. comments dated January 13, 1986 (see attached letter).

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

January 13, 1986

Mr. Robert L. Edd, President  
Liberty Valley Pavilion  
8284 Pond Court  
Millersville, Maryland 21108

Re: Hidden Valley Country Club

Dear Mr. Edd:

On December 16, a representative of this office, Mr. J. Robert Powell, met you at the above referenced site which you intend to purchase. The purpose of the investigation was to evaluate the condition of the existing well supply and sewage disposal system serving the facility.

The buildings are served by a drilled well in a pit located some distance from the country club in the stream valley. The well appears to be in good physical condition, although of the two water storage/pressure tanks found, one is not operational and the other appears to be in poor condition. Replacement of these tanks may be necessary.

There appears to be at least two septic systems onsite, one serving the kitchen and shower rooms and the other serving the old snack bar, now being used as a caretakers residence. The exact components of the septic systems are not known and since the club has not been in operation for many years, the operational condition of said systems cannot be determined.

In view of the investigation report, prior to considering approval of a permit to renovate the facility, soil percolation tests must be conducted using a backhoe capable of excavating a minimum depth of 20 feet. At the time of the soil percolation tests, the septic systems located onsite must be uncovered to determine exact location, size, and physical and operational condition. The three seepage pits used for backwashing the pool filters still appear to be unusable.

Prior to conducting soil percolation tests, preliminary site plans and interior floor plans should be submitted to this office, in order to determine the number of percolation test pits are needed. Also, accompanying these plans should be a letter indicating the intended usage and containing information on seating capacity, hours and days of operation, number of employees, explanation of type of operation, etc.

12-31-87



# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for golf course and/or country club or other similar recreation club and/or restaurant pursuant to Section 1A04.2.B.8 and 15 under the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
Robert L. Edd, Sr.  
(Type or Print Name)  
Signature  
8284 Pond Court  
Address  
Millersville, Maryland 21108  
City and State

Legal Owner(s):  
August A. Krometis  
(Type or Print Name)  
Signature  
2308 Foxley Road  
(Type or Print Name)  
Timonium, Maryland 21093  
Signature

Attorney for Petitioner:  
Leslie M. Pittler  
(Type or Print Name)  
Signature  
Suite 501, 28 Allegheny Avenue  
Address  
Towson, Maryland 21204  
City and State

Attorney's Telephone No.: 236-3220

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Name  
Address  
City and State  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th 26th day of August, 1986, at 1:30 o'clock P.M.

*Charles J. Jahn*  
Zoning Commissioner of Baltimore County.

S.C.O.-No. 1 (over)

- A designated manager shall be on the property at any time any portion of the facility is open for use.
- The only public access (both entrance and exit) shall be from Powell's Run Road. That entrance and sight distance must be approved by the Baltimore County Department of Traffic Engineering.
- An emergency access road for use of emergency apparatus only, shall be provided from Holbrook Road. At all times other than emergencies this road shall be closed with a 10' to 12' gate with a chain, which can be cut with small bolt cutters such as those carried by ambulances.

IT IS FURTHER ORDERED that the request for a special exception to permit any other similar recreation club and/or public restaurant is DENIED.

*Jean M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

IN RE: PETITION FOR SPECIAL EXCEPTION \*  
SE/S of Holbrook Road, 3800'  
South of Liberty Road  
2nd Election District  
August A. Krometis  
Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-38-X

The Petitioner herein requests a special exception to use the above-referenced property for a golf course and/or country club or other similar recreation club and/or restaurant.

Testimony on behalf of the Petitioner, by a representative of the engineering firm, indicates that the Petitioner proposes the renovation of existing, unused facilities including a clubhouse, pool, pool house, tennis courts, parking and former golf course. A two-story maintenance building, additions to the clubhouse, small amount of paving and landscape islands would be added as indicated on the plan submitted, prepared by STV/Lyon Associates, revised August 30, 1986 and identified herein as Petitioner's Exhibit 2. The primary access would be from Powell's Run Road with a controlled entrance, i.e., closed after a specific hour, from Holbrook Road. A land use consultant testified that the present building and road and a nine-hole golf course appeared in 1971 aerial photographs. In his opinion, the use is consistent with the purpose and intent of the Baltimore County Zoning Regulations (BCZR) and the proposal is an appropriate land use with improvements requiring previous surface to be located primarily on the crest of the hill. Minimal grading would be required because of the topography and the proposed use would protect the flood plain. On the other hand, development of twenty some home sites could present problems as to perc tests and septic fields, as well as provide less open space. The main building will be a part of a totally private country club providing a lounge, dining room for club members, banquet area and an exercise/fitness area. Outdoor uses will

pursuant to the advertisement, posting of property, and public hearing in this case, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1 and 1A04.1 have been met and the health, safety, and general welfare of the community will not be adversely affected and the special exception requested herein should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of November 1986, that the herein request for a special exception for a private country club and golf course in accordance with Petitioner's Exhibit 2, is hereby GRANTED, subject, however, to the following restrictions:

- The square footage of the exercise/fitness center shall not exceed 9,063 square feet. The square footage of areas available in the clubhouse for use by the membership shall not exceed that indicated on Petitioner's Exhibit 2. The layout of the golf course may vary from that shown on Petitioner's Exhibit 2.
- The dining room, lounge and banquet area shall not be open to the general public. The country club and all of its facilities shall be private in nature, i.e. used only by members or guests accompanied by a member. If an event is sponsored by a member, that member will be responsible for the behavior of all attendees as well as the bill and damages. Members shall be over 21 years of age and shall pay initiation fees and dues. There shall be no temporary memberships for one (1) day or weekend affairs. Rules of conduct shall be established by the membership. A copy of those rules, as well as any revisions, shall be submitted to this office for the file.
- All functions and activities on site shall continue no later than 2:00 AM on Friday, Saturday and a Sunday before a holiday, and no later than midnight on any other days.
- Sound from live music or entertainment shall not exceed 65 dBA from 8:00 AM to 9:00 PM and 55 dBA from 9:00 PM to 8:00 AM at any property line.

ORDER RECEIVED FOR FILING  
Date 11/18/86  
By Kathleen C. Weidenhammer

consist of golf, swimming and tennis. The golf course will be developed by experts and may vary somewhat from the layout shown on Petitioner's Exhibit 2. It is anticipated that 95% of the members would come from east of the site. Holbrook Road varies from 10' to 24' in width; Powell's Run Road is winding in nature.

Testimony by the president of the Holbrook Chapeldale Association, an organization of 31 families from the area between Holbrook, Powell's Run and Liberty Roads, indicated the Association met and voted in opposition to the instant petition. Holbrook Road, a dedicated private road maintained by Baltimore County, is a small residential lane, much of it approximately 10' wide with no shoulders. The homes along Holbrook Road include both established as well as more recently constructed residences. When the facilities were in operation, day traffic was light but night traffic was as high as 500 cars. Other area residents discussed the hazards of the width of Holbrook Road, the danger if emergency vehicles were needed on site or by the residents, and that there are no fire hydrants on Holbrook Road. Much concern was expressed that both activities on site and the type of management proposed in the instant case would be similar to operations in the late seventies and early eighties when there was a public restaurant, a teen "hot spot" with tires squealing, considerable parking on Holbrook Road, urination on lawns, etc. In addition, there was concern regarding noise and effect on the water supply in the area.

All parties to the hearing stipulated to a visit by the Deputy Zoning Commissioner to the site and general neighborhood.

After due consideration of the testimony and evidence presented, and following a visit to the area (including a drive through the site from Holbrook Road to the Powell's Run Road access point, as well as to the site from Liberty Road via Holbrook Road, and from Marriottsville Road via Powell's Run Road);

ORDER RECEIVED FOR FILING  
Date 11/18/86  
By Kathleen C. Weidenhammer

IN THE MATTER OF  
AUGUST A. KROMETIS  
RE: PETITION FOR  
SPECIAL HEARING  
SE/S OF HOLBROOK ROAD, 3800'  
SOUTH OF LIBERTY ROAD  
2nd ELECTION DISTRICT  
3rd COUNCILMANIC DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
CASE NO. 87-38-X

## OPINION

This case comes before this Board on appeal from a decision of the Deputy Zoning Commissioner granting a Special Exception for a private country club and golf course with restrictions and denying the Special Exception for any other similar recreation club and/or public restaurant.

In opening statement by the Counsel for the Appellants/Protestants and before the taking of any testimony or presentation of any evidence, a Motion for Withdrawal of the Appeal of the above-named Order was made.

The Board on the record noted that the withdrawal of the Appellants/Protestants' appeal thereby determines that the Order dated November 18, 1986 by the Deputy Zoning Commissioner is a final Order in this case.

## ORDER

It is therefore this 18th day of June, 1987 by the County Board of Appeals ORDERED that the Motion for Withdrawal of the Appeal be and the same is GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett

*Patricia Phipps*  
Patricia Phipps

*Harry E. Buchheister Jr.*  
Harry E. Buchheister Jr.

## County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180  
June 18, 1987

S. Eric DiNenna, Esquire  
Suite 600, 409 Washington Avenue  
Towson, MD 21204

RE: Case No. 87-38-X  
August A. Krometis

Dear Mr. DiNenna:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals in the subject matter.

Sincerely,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Secretary

Encl.

cc: Gary Huddles, Esquire  
Mr. August A. Krometis  
Mr. Robert L. Edd, Sr.  
Phyllis Cole Friedman, Esquire  
Norman E. Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois

## County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180  
April 1, 1987

## NOTICE OF POSTPONEMENT and REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 87-38-X  
AUGUST A. KROMETIS  
SE/S OF HOLBROOK RD., 3800' S OF LIBERTY ROAD  
2nd ELECTION DISTRICT  
3rd COUNCILMANIC DISTRICT  
SE - GOLF COURSE AND/OR COUNTRY CLUB OR  
SIMILAR RECREATION CLUB AND RESTAURANT  
11/18/86 - DZC granted SE for private country club and golf course w/restrictions; denied SE for any other similar recreation club and/or public restaurant

Has been POSTPONED in open hearing on April 1, 1987 and has been

REASSIGNED FOR: THURSDAY, May 28, 1987 at 10:00 a.m.

cc: S. Eric DiNenna, Esquire  
Gary Huddles, Esquire  
Mr. August Krometis  
Mr. Robert L. Edd, Sr.  
Phyllis Cole Friedman, Esquire  
Norman E. Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois

Counsel for Appellants/Protestants  
Counsel for Appellees/Petitioner/  
Contract Purchaser  
Appellee/Petitioner  
Appellee/Contract Purchaser  
People's Counsel

Kathi C. Weidenhammer  
Administrative Secretary



Mr. Robert L. Edd, President  
January 13, 1986  
Page 2

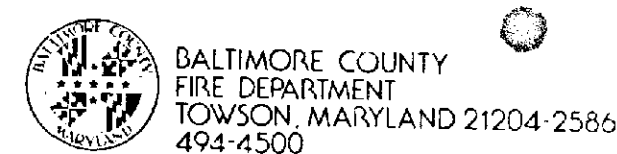
It is strongly recommended that you arrange to have the pool/bathhouse facilities inspected by Mr. Mark McManus and the kitchen facilities inspected by Mrs. Jessie Butcher to determine necessary requirements. Mr. McManus can be reached at 494-2762 and Mrs. Butcher at 494-3970.

If there are any questions regarding this matter, please contact Mr. Powell at 494-2762.

Very truly yours,

*Brooks H. Stafford*  
Brooks H. Stafford, M.H.A.  
Director  
ENVIRONMENTAL SUPPORT SERVICES

BHS:pbj/JRP



PAUL H. REINCKE  
CHIEF

June 3, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Connodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: August A. Krometis  
Location: SE/S Holbrook Rd., 3800 ft. S Liberty Rd.  
Item No.: 430 Zoning Agenda: Meeting of May 27, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

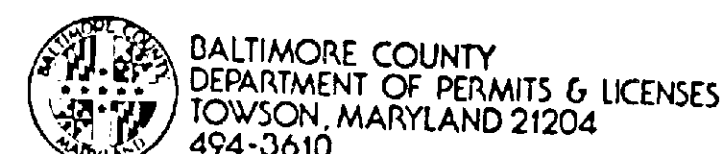
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

July 9, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 430 Zoning Advisory Committee Meeting are as follows:  
Property Owner: August A. Krometis  
Location: SE/S Holbrook Road, 3800 feet S Liberty Road  
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.J.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction. Separate permits are required for various improvements.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall not be required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except 2-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls. Cover then 6'-0" to an interior lot line. 2-4 Use Groups require a one hour wall, if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

(8) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use Group \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Flood/Diversion. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

(10) Comments: The combined buildings shall comply with Section 501, or Table 501, for the type of construction used. See Section 401 and Table 401 as well as Section 505.2.

(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*Brooks H. Stafford*  
BHS: C. B. Burman, Chief  
Building Plans Review

1/27/86

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.  
ROBERT A. BRESCHI

July 8, 1986

Zoning Commissioner for  
Baltimore County  
County Office Building  
Towson, Maryland 21204

Dear Mr. Commissioner:

Please enter my appearance on behalf of Protestants concerning the above-captioned matter and prior to setting this matter in for hearing, I would request that your office contact me as well as the Petitioner's attorney to set a date of the hearing so there is no conflict with anyone's schedule.

Thank you for your cooperation.

Very truly yours,

*S. Eric Dinenna*  
S. ERIC DINENNA

SED:Kar

cc: Ms. Katie Johnson

Case set in for 8/10/86 at 1:30 p.m.  
The Petitioner is advised of this.  
7/10/86 - Dr. Dinenna orally advised of  
date & time of hearing, said

January 13, 1986

Mr. Robert L. Edd, President  
Liberty Valley Pavilion  
8294 Pond Court  
Millersville, Maryland 21108

Re: Hidden Valley Country Club

Dear Mr. Edd:

On December 16, a representative of this office, Mr. J. Robert Powell, met you at the above referenced site which you intend to purchase. The purpose of the investigation was to evaluate the condition of the existing well supply and sewage disposal system serving the facility.

The buildings are served by a drilled well in a pit located some distance from the country club in the stream valley. The well appears to be in good physical condition, although of the two water storage/pressure tanks found, one is not operational and the other appears to be in poor condition. Replacement of these tanks may be necessary.

There appears to be at least two septic systems onsite, one serving the kitchen and shower rooms and the other serving the old snack bar, now being used as a caretaker's residence. The exact components of the septic systems are not known and since the club has not been in operation for many years, the operational condition of said systems cannot be determined.

In view of the investigation report, prior to considering approval of a permit to renovate the facility, soil percolation tests must be conducted using a backhoe capable of excavating a minimum depth of 20 feet. At the time of the soil percolation tests, the septic systems located onsite must be uncovered to determine exact location, size, and physical and operational condition. The three seepage pits used for backwashing the pool filters still appear to be useable.

Prior to conducting soil percolation tests, preliminary site plans and interior floor plans should be submitted to this office, in order to determine the number of percolation test pits are needed. Also, accompanying these plans should be a letter indicating the intended usage and containing information on seating capacity, hours and days of operation, number of employees, explanation of type of operation, etc.

Mr. Robert L. Edd, President  
January 13, 1986  
Page 2

It is strongly recommended that you arrange to have the pool/bathhouse facilities inspected by Mr. Mark McManus and the kitchen facilities inspected by Mrs. Jessie Butcher to determine necessary requirements. Mr. McManus can be reached at 494-2762 and Mrs. Butcher at 494-3970.

If there are any questions regarding this matter, please contact Mr. Powell at 494-2762.

Very truly yours,

*Brooks H. Stafford*  
Brooks H. Stafford, M.H.A.  
Director  
ENVIRONMENTAL SUPPORT SERVICES

BHS:pbj/JRP

IN RE: PETITION SPECIAL \* BEFORE THE  
EXCEPTIONS \* COUNTY BOARD  
SE/S of Holbrook Rd., \*  
3,800' S of Liberty \*  
Road - \* OF APPEALS  
2nd Election District \*  
August A. Krometis \*  
Petitioner \* Case No.: 87-38-X

SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a Subpoena Duces Tecum for the following individual:

Director of Traffic Engineering  
Court House  
Towson, Maryland 21204

To appear before the County Board of Appeals in the above captioned matter and to bring with him the following: all records, recommendations, comments, plats, etc. in his possession concerning a request for special exception for August A. Krometis Item No.: 430 (Case No. 87-38-X) and, Item 172 (Case No. 79-255 XSPH) and No. 86-78-X.

MAKE SAME RETURNABLE on May 28, 1987, at 10:00 a.m. before the County Board of Appeals, Court House, Towson, Maryland 21204.

TO TESTIFY FOR THE PROTESTANTS:

S. ERIC DINENNA  
DINENNA, MANN & BRESCHI  
409 Washington Ave., Suite 600  
Towson, Maryland 21204  
(301)296-6820

RECEIVED  
COUNTY BOARD OF APPEALS  
JUL 27 11:11 AM '86

	THUR VALLEY CC	PINEY BRANCH CC	LIBERTY VALLEY CC
GOLF COURSE	✓	✓	✓
TENNIS	✓	✓	✓
SWIMMING	✓	✓	✓
CLUB HOUSE	✓	✓	✓
RESTAURANT O.T.P.	✓	✓	✓
LOUNGE/BAR O.T.P.	✓	✓	✓
BANQUET/Party FACILITIES O.T.P.	✓	✓	✓
CUTTING	✓	✓	✓
PRO SHOP	✓	✓	✓
MEETING ROOMS	✓	✓	✓
EXERCISE FACILITIES (IN)	✓	✓	✓

O.T.P. = OPEN TO PUBLIC

COMPARATIVE ANALYSIS  
SEMI PRIVATE COUNTRY CLUBS

WILLIAM P. MONK  
land planner

P.O. Box 11415  
Baltimore, Maryland  
21239

12-31-87



RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

SE--For golf course/and/or country club or other  
similar recreation club and/or restaurant.

Date: 1/2/87

- 2 -

1. Petition
2. Description of Property
3. Certificates of Posting
4. Certificates of Publication
5. Zoning Advisory Committee Comments
6. Comments from the Director of Planning
7. Entries of Appearance
8. Order of Deputy Zoning Commissioner
9. Order for Appeal filed December 18, 1986 on behalf of Appellants/Protestants, Minnie and Henry Robinson, et al.
10. Letter to all parties, dated 1/2/87, from Zoning Commissioner advising the filing of Robinson, et al. appeal
11. Petitioner's Exhibits Nos.:
  1. Plat, dated 2/17/86
  2. Plat, dated 2/17/86
  3. Comprehensive Zoning Map No. 1C, dated 11/13/84
  4. Photography Map, No. 4-10 SW (1971 Aerial)
  5. Photography Map, dated 1/86 (1986 Aerial)
  6. Comparative Analysis - Semi-Private Country Clubs, dated 1/86
12. Protestants' Exhibits Nos.:
  1. Color photograph - Between 4417 and 4337 Holbrook Rd., dated 11/23/85
  2. Color photograph - Front of 4312 Holbrook Rd., dated 11/23/85
  3. Color photograph - front of 4337 Holbrook Rd., dated 11/23/85
  4. Color photograph - Front of Lot 1, Holbrook Rd., dated 12/19/85
  5. Color photograph - Club Entrance, dated 11/23/85
  6. Color photographs (9 of them) - re: Holbrook Rd., dated 11/23/85

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
409 Washington Avenue  
Suite 600  
Towson, Maryland 21204  
(296-6820)

Attorney for Appellants/Protestants, Minnie and Henry Robinson, et al.

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204  
(296-9220)

Attorney for Appellees/Petitioner/Contract Purchaser, August A. Krometis and Robert L. Edd, Sr.

Gary Huddles, Esquire  
Suite 508  
28 Allegheny Avenue  
Towson, MD 21204

Mr. August A. Krometis  
2308 Foxley Road  
Timonium, Maryland 21093

Appellee/Petitioner

Mr. Robert L. Edd, Sr.  
8284 Pond Court  
Millersville, Maryland 21108

Appellee/Contract Purchaser

Phyllis Cole Friedman, Esquire  
People's Counsel for Baltimore  
County  
Room 223 Courthouse  
Towson, Maryland 21204

Norman E. Gerber  
James Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois, Appeals  
Clerk, Zoning Office

Request Notification

" "  
" "  
" "  
" "

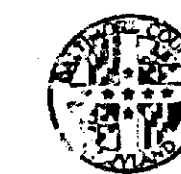
1/16/87 - Following were notified of hearing set for Wednesday, April 1 at 10:00 am:

S. Eric DiNenna, Esq.  
~~Leslie M. Pittler, Esq.~~ Gary Huddles, Esq.  
Mr. August A. Krometis  
Mr. Robert L. Edd, Sr.  
Phyllis Cole Friedman, Esq.  
Norman Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois

3/16/87 - Mr. Edd telephoned - to report that signs were once again knocked down (had telephoned earlier in the month with same complaint). He stood them up, but wanted Board to be aware of the fact that the signs were knocked down by someone or something and that he did stand them back up.

3/23/87 - T/C Fr G Huddles to WTH. Huddles had conversation with DiNenna; requesting postponement of case; to be reset on May 28, 1987 at 10 a.m. Postponement to be requested in open hearing on 4/01/87; WTH agreed; one-man board (Schmidt); and reset to 5/28/87.

4/01/87 - Above notified of POSTPONEMENT and hearing set for Thursday, May 28, 1987 at 10:00 a.m. (postponed in open hearing). Gary Huddles, Esq., entered appearance on behalf of Appellee/Petitioner at hearing on 4/01/87.



County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

January 16, 1987

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-38-X  
AUGUST A. KROMETIS  
SE/S OF HOLBROOK RD., 3800' S OF LIBERTY ROAD  
2nd ELECTION DISTRICT

RE: SE -GOLF COURSE AND/OR COUNTRY CLUB OR SIMILAR RECREATION CLUB AND RESTAURANT

11/18/86 -DZC GRANTED SE FOR PRIVATE COUNTRY CLUB AND GOLF COURSE W/RESTRICTIONS; DENIED SE FOR ANY OTHER SIMILAR RECREATION CLUB AND/OR PUBLIC RESTAURANT

ASSIGNED FOR: WEDNESDAY, APRIL 1, 1987 at 10:00 a.m.

cc: S. Eric DiNenna, Esquire Counsel for Appellants/Protestants  
~~Leslie M. Pittler, Esquire~~ Gary Huddles, Esquire Counsel for Appellees/Petitioner/Contract Purchaser  
Mr. August A. Krometis Appellee/Petitioner

Mr. Robert L. Edd, Sr. Appellee/Contract Purchaser  
Phyllis Cole Friedman, Esq. People's Counsel

Norman E. Gerber  
James Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. du Bois

Kathi C. Weidenhammer  
Administrative Secretary

IN RE: PETITION FOR SPECIAL  
EXCEPTION SE/S of  
Holbrook Road, 3800'  
South of Liberty Road  
2nd Election District  
August A. Krometis  
Case No.: 87-38-X

ORDER FOR APPEAL

MADAM CLERK:  
Please enter an Appeal to the County Board of Appeals from the Decision of the Deputy Zoning Commissioner dated November 18, 1986, granting the request for a special exception for a private country club or golf course, only, on behalf of the following individuals:

Minnie & Henry Robinson  
4312 Holbrook Road  
Randallstown, Maryland 21133

Howard A. & Mildred Triplett  
10711 Liberty Road  
Baltimore, Maryland 21133

Alexander & Anna Velle  
4315 Holbrook Road  
Baltimore, Maryland 21133

Barbara & Carl Hartman  
4325 Holbrook Road  
Baltimore, Maryland 21133

Carroll M. Brown, Sr.  
3900 Falls Run Road  
Baltimore, Maryland 21133

Carroll M. Brown, Jr.  
3910 Falls Run Road  
Baltimore, Maryland 21133

Dwight Gill  
10724 Liberty Road  
Baltimore, Maryland 21133

Millie E. Turner  
4337 Holbrook Road  
Baltimore, Maryland 21133

Kenneth L. Schaefer  
3902 Powell's Run Road  
Baltimore, Maryland 21133

RECEIVED  
DEC 18 1986

ZONING OFFICE

1/2/87 - Copy mailed to Mr. Edd per his request. mcd

Charles L. Kines  
3904 Falls Run Road  
Baltimore, Maryland 21133

John R. Ortenzi  
32 Milstone Road  
Baltimore, Maryland 21133  
Owner - Lot #3 Holbrook Road

Robert & Barbara Tanner  
4314 Holbrook Road  
Baltimore, Maryland 21133

Betty & Bud Constantine  
10417 Liberty Road  
Baltimore, Maryland 21133

Kevin & Mary Kay Cassidy  
5410 Deer Park Road  
Owings Mills, Maryland 21117  
Owner - Lot #25 Holbrook Road

Stanley L. Stevenson  
3910 Chatham Road  
Baltimore, Maryland 21207  
Owner - Lot #25 Holbrook Road

Ruth Dixon  
6743 Townbrook Drive  
Baltimore, Maryland 21133  
Owner - Lot #301 Holbrook Road

Robert & Evelyn Donovan  
3564 Horton Avenue  
Baltimore, Maryland 21225  
Owner - Lot #3 Holbrook Road

John & Nancy Grunewald  
8819 Sigrid Road  
Baltimore, Maryland 21133  
Owner - Lot #110 Holbrook Road

Monty & Margie Jones  
4410 Chapeldale Road  
Baltimore, Maryland 21133

William E. Klingelhoffer  
10743 Liberty Road  
Baltimore, Maryland 21133

Phillip J. & Catherine E. Spampinato  
4208 Holbrook Road  
Baltimore, Maryland 21133

-2-

Clarke & Marie Mallory  
4121 Holbrook Road  
Baltimore, Maryland 21133

Harold & Ethel Wanzer  
4205 Holbrook Road  
Baltimore, Maryland 21133

Leslie & Thelma Schwatka  
4325 Holbrook Road  
Baltimore, Maryland 21133

Alex & Kathryn Johnson  
4339 Holbrook Road  
Baltimore, Maryland 21133

Edith Cartin  
4417 Holbrook Road  
Baltimore, Maryland 21133

Colin & Judith Enos  
4310 Holbrook Road  
Baltimore, Maryland 21133

Kevin Bayer  
3512 Rolling Road  
Baltimore, Maryland 21207  
Owner - Lot #28 Holbrook Road

Joseph & Tina Wilkinson  
8600 Church Lane  
Baltimore, Maryland 21133  
Owner - Lot #1 Holbrook Road

Michael Ramsey  
4706 Belle Forte  
Baltimore, Maryland 21208  
Owner - Lot #106 Holbrook Road

Mr. and Mrs. Kenneth Tomlinson  
10648 Liberty Road  
Baltimore, Maryland 21133

S. ERIC DINENNA  
DINENNA, MANN & BRESCHI  
409 Washington Avenue  
Suite 600  
Towson, Maryland 21204  
(301) 296-6820

-3-

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 18 day of December, 1986, a copy of the foregoing Order for Appeal was mailed, postage prepaid to Leslie M. Pittler, Esquire, Suite 501, 28 Allegheny Avenue, Towson, Maryland 21204.

S. ERIC DINENNA

-4-

12-31-87





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

January 2, 1987

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

Mr. August A. Krometis  
2308 Foxley Road  
Timonium, Maryland 21093

Mr. Robert L. Edd, Sr.  
8284 Pond Court  
Millersville, Maryland 21108

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

Ms. Friedman and Gentlemen:

Please be advised that on December 18, 1986, an appeal was filed by Appellants/Protestants, Minnie and Henry Robinson, et al., from the decision rendered by the Deputy Zoning Commissioner in the above-entitled matter.

You will be notified of the date and time of the appeal hearing when it has been scheduled by the County Board of Appeals (494-3180).

BALTIMORE COUNTY, MARYLAND No. 025764

OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 12/29/86 ACCOUNT R-01-615-000

AMOUNT \$ 130.00  
S. Eric DiNenna, Esquire  
Suite 600A, Towson, Md. 21204

RECEIVED FROM APPEAL COSTS AND SIGN POSTING FOR RE CASE #87-38-X

FOR: B 8000\*\*\*\*\*120001 8284F

VALIDATION OR SIGNATURE OF CASHIER

Phyllis Cole Friedman, Esquire  
People's Counsel  
Room 223 Courthouse  
Towson, Maryland 21204



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

November 18, 1986

Leslie M. Pittler, Esquire  
28 Allegheny Avenue, Suite 501  
Towson, Maryland 21204

RE: Petition for Special Exception  
SE/S of Holbrook Road, 3800'  
South of Liberty Road  
2nd Election District  
August A. Krometis Property  
Case No. 87-38-X

Dear Mr. Pittler:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Special Exception has been granted, subject to the restrictions as noted in the attached Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:jbs

Enclosures

cc: Mr. August A. Krometis  
2308 Foxley Road, Timonium, Maryland 21093

Mr. Robert L. Edd, Sr.  
8284 Pond Court, Millersville, Maryland 21108

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
406 W. Pennsylvania Avenue, Towson, Maryland 21204

People's Counsel



STV/LYON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS  
21 GOVERNORS COURT  
BALTIMORE, MD 21207-2722  
301/944-9112

ZONING DESCRIPTION FOR  
LIBERTY VALLEY COUNTRY CLUB,  
SOUTH SIDE OF HOLBROOK ROAD,  
SECOND ELECTION DISTRICT,  
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME along the southerly right-of-way line of Holbrook Road (50 feet wide), said point being located approximately 3,800 feet southwesterly of Liberty Road, Maryland Route No. 26, thence running with and binding on said southerly right-of-way line of Holbrook Road, by a curve to the left having,

1. A radius of 245.00 feet, an arc length of 86.68 feet, said curve being subtended by a chord bearing North 49°46'30" East 86.22 feet, thence leaving Holbrook Road and running,
2. South 48°39'43" East 489.49 feet to a point of curvature, thence by a curve to the right having,
3. A radius of 150.00 feet, an arc length of 217.90 feet, said curve being subtended by a chord bearing South 07°02'46" East 199.23 feet to a point of tangency thence,
4. South 34°34'16" West 36.20 feet thence,
5. South 55°25'44" East 416.33 feet thence,
6. South 12°11'20" West 397.98 feet thence,
7. South 37°32'56" East 388.84 feet thence,
8. South 24°59'59" West 364.82 feet thence,
9. North 70°07'45" West 393.43 feet thence,
10. South 83°35'45" West 865.25 feet thence,
11. North 86°58'16" West 304.05 feet thence,
12. North 67°44'00" West 320.41 feet thence,
13. South 68°48'17" West 150.16 feet thence,
14. South 34°58'24" West 165.16 feet to a point along the northeasterly side of Powell's Run Road, thence along same,
15. North 35°30'11" West 600.13 feet, thence leaving Powell's Run Road and running,

STV ENGINEERS, Engineers Architects Planners Professional Member Form STV/Lyon Associates  
STV/Management Consultants STV/H.D. Northampton STV/Sanders & Thomas STV/Seeley & Sons STV/Seeley & Sons

OFFICE COPY

STV/LYON ASSOCIATES.

ZONING DESCRIPTION  
Page 2

16. North 86°05'50" East 22.64 feet thence,
17. South 78°49'31" East 827.98 feet thence,
18. North 05°52'34" East 331.00 feet thence,
19. South 83°59'09" East 347.13 feet thence,
20. North 21°50'58" East 154.18 feet thence,
21. North 16°34'09" East 256.58 feet thence,
22. North 16°30'47" East 200.85 feet thence,
23. North 56°03'23" East 125.36 feet thence,
24. North 14°26'05" East 516.47 feet to the point of beginning . . . containing 44.7443 acres of land, more or less.

Mark A. Riddle  
STV/LYON ASSOCIATES, INC.  
Mark A. Riddle  
Md. Reg. Property Line Surveyor No. 244

March 14, 1986



PETITION FOR SPECIAL EXCEPTION

2nd Election District

Case No. 87-38-X

LOCATION: Southeast Side of Holbrook Road, 3800 feet South of Liberty Road

DATE AND TIME: Tuesday, September 30, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a golf course and/or country club or other similar recreation club and/or restaurant

Being the property of August A. Krometis, as shown on plat or plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION

2nd Election District

Case No. 87-38-X

LOCATION: Southeast Side of Holbrook Road, 3800 feet South of Liberty Road

DATE AND TIME: Monday, August 4, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a golf course and/or country club or other similar recreation club and/or restaurant

Being the property of August A. Krometis, as shown on plat or plan filed with the Zoning Office.

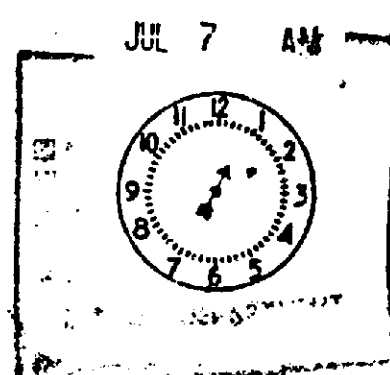
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
SE/S of Holbrook Rd., 3800'  
S of Liberty Rd., 2nd District : OF BALTIMORE COUNTY  
AUGUST A. KROMETIS, Petitioner : Case No. 87-38-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

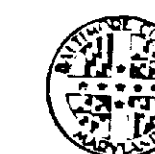


Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esquire, Suite 501, 18 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Robert L. Edd, Sr., 8284 Pond Court, Millersville, MD 21108, Contract Purchaser.

Peter Max Zimmerman  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

September 23, 1986

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

Dear Mr. Pittler:

This is to advise you that \$93.24 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, 111 W. Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025577

DATE 10/16/86 ACCOUNT R-01-615-000

SIGN & POST RETURNED AMOUNT \$ 133.24

Mr. Robert L. Edd, Sr., 8284 Pond Court,  
Millersville, Md. 21108

RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #87-38-X

FOR: B 8000\*\*\*\*\*138241 9168F

VALIDATION OR SIGNATURE OF CASHIER

12-31-87





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

August 20, 1986

Leslie M. Pittler, Esquire  
Suite 501, 28 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

Dear Mr. Pittler:

This is to advise you that \$45.00 is due for ~~XXXXX XXXXX~~  
posting of the above property. This fee must be paid before an  
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON  
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by  
this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit  
to Zoning Office, Room 113, County Office Building, Towson, Maryland  
21204, before the hearing.

Sincerely,

Arnold Jablon  
Zoning Commissioner

AJmed

87-38-X

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2nd Date of Posting September 2, 1986  
Posted for: Special Exception  
Petitioner: August A. Krometis  
Location of property: SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
Location of Sign: Location sign SE corner of Liberty & Holbrook Rd. - 1 sign  
SE/S of Holbrook Rd. at entrance to subject property - 1 sign  
of Powell's Quarry at access road to subject property  
Remarks:  
Posted by A. J. Jablon Date of return: September 5, 1986  
Number of Signs: 3

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2nd Date of Posting 7-12-86  
Posted for: Special Exception  
Petitioner: August A. Krometis  
Location of property: SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
Location of Sign: Location sign SE corner of Liberty & Holbrook Rd. - 1 sign  
SE/S of Holbrook Rd. at entrance to subject property - 1 sign  
of Powell's Quarry at access road to subject property  
Remarks:  
Posted by A. J. Jablon Date of return: July 14, 86  
Number of Signs: 3

2nd Election District 87-38-X  
Location: SE/S of Holbrook Rd., 3800' S of  
Liberty Rd.  
Hearing: Tuesday, August 26, 1986, at 1:30 p.m.  
Prepare postponed sticker as follows:  
POSTPONED - RESCHEDULED for Tuesday,  
8/26/86, at 1:30 p.m.  
Petitioner: August A. Krometis  
No. of Signs: 3

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 11, 1986  
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., appearing on  
September 11, 1986.

THE JEFFERSONIAN,  
  
Publisher  
Cost of Advertising  
24.75

PETITION FOR  
SPECIAL EXCEPTION  
2nd Election District  
Case No. 87-38-X  
LOCATION: Southeast Side of  
Holbrook Rd., 3800' S of South  
of Liberty Rd.  
DATE AND TIME: Tuesday, Sep-  
tember 30, 1986, at 1:30 p.m.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 West  
Chesapeake Avenue, Towson,  
Maryland  
The Zoning Commissioner of Bal-  
timore County, by authority of the Zon-  
ing Act and Regulations of Baltimore  
County, will hold a public hearing  
on the Petition for Special Exception for a  
golf course and/or country club and/or  
recreation club and/or restaurant  
on the property of August A.  
Krometis, as shown on the plat filed with  
the Zoning Office.  
If it is determined that the Petition is  
granted, a building permit may be  
issued within the thirty (30) day appeal  
period. The Zoning Commissioner  
will, however, entertain any request  
for a stay of the issuance of said permit  
during this period for good cause  
shown. Such request must be received  
in writing by the date of the hearing set  
above or made at the hearing.  
By Order of:  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
9878 Sep. 11.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION FOR ZONING VARIANCE  
4th Election District  
Case No. 87-38-X  
LOCATION: Southwest Side of Holbrook Road, 3800 feet  
South of Liberty Road  
DATE AND TIME: Tuesday, September 30, 1986, at 1:30 p.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West  
Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act  
and Regulations of Baltimore County, will hold a public hearing  
on the Petition for Special Exception for a golf course and/or country club or  
other similar recreational club and/or restaurant  
on the property of August A. Krometis, as shown on the plat filed with  
the Zoning Office.  
If it is determined that this Petition is granted, a building permit may be issued  
within the thirty (30) day appeal period. The Zoning Commissioner will,  
however, entertain any request for a stay of the issuance of said permit during  
this period for good cause shown. Such request must be received in writing by  
the date of the hearing set above or made at the hearing.  
BY ORDER OF:  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

d. Sept. 11, 1986  
nexted Reg. #195701 R.O. #80317  
successive weeks/days previous  
to the 11th day of September, 1986, in the  
a daily newspaper published  
in Carroll County, Maryland.  
weekly newspaper published  
in Baltimore County, Maryland.  
weekly newspaper published  
in Baltimore County, Maryland.  
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.  
Per

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Sept. 11, 1986  
THIS IS TO CERTIFY that the annexed Reg. #195701 R.O. #80317  
was published for one (1) successive weeks/days previous  
to the 11th day of September, 1986, in the  
☐ Carroll County Times, a daily newspaper published  
in Westminster, Carroll County, Maryland.  
☐ Randallstown News, a weekly newspaper published  
in Baltimore County, Maryland.  
☒ Community Times, a weekly newspaper published  
in Baltimore County, Maryland.  
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.  
Per

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

August 26, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

TIME: 1:30 p.m.  
DATE: Tuesday, September 30, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

cc'd

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

Phyllis Cole Friedman, Esquire  
People's Counsel

Mr. Robert L. Edd, Sr.  
8284 Pond Court  
Millersville, Maryland 21108

Mr. August A. Krometis  
2308 Foxley Road  
Timonium, Maryland 21093

Leslie M. Pittler, Esquire  
Suite 501, 28 Allegheny Avenue  
Towson, Maryland 21204

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

TIME: 1:30 p.m.  
DATE: Monday, August 27, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

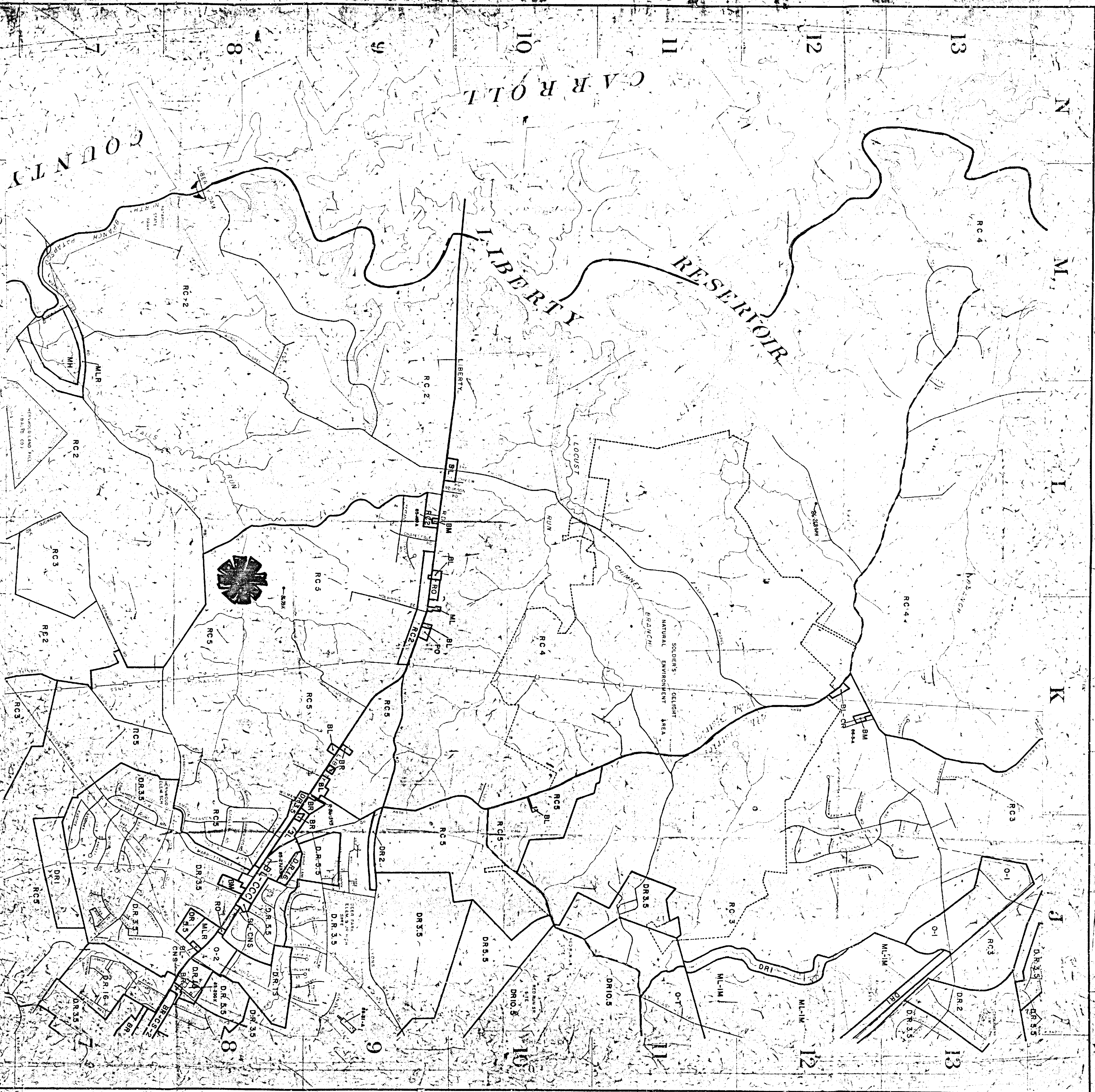
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 021636  
DATE: 8/6/86 ACCOUNT: 01-615-000  
AMOUNT: \$ 100.00  
RECEIVED FROM: Leslie Pittler  
FOR: S.E. # 430  
8 8028\*\*\*\*\*1000010 0106F  
VALIDATION OR SIGNATURE OF CASHIER



0-1000	1000	3000	5000
--------	------	------	------

LIBERTY DAM AREA

10





**CLUBHOUSE**  
SCALE: 1" = 30'

GENERAL NOTES

- BEARING AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AS REFERENCED FROM TRAVELER STATIONS:  
 X-1167: NORTH 35,361.36 WEST 66,005.00  
 X-1168: NORTH 35,503.72 WEST 67,165.05
- OWNER: AUGUST A. KROMETIS

CLUBHOUSE  
SCALE: 1" = 30'

GENERAL NOTES

1. BEARING AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AS REFERENCED FROM TRAVELER STATIONS: X=1027, NORTH 35,361.38 WEST 86,025.05 BY CURVE X=1368: NORTH 35,503.72 WEST 87,164.05
2. OWNER: AUGUST A. KROMETIS
3. DEVELOPER: LIBERTY VALLEY COUNTRY CLUB & PAVILLION 208  
6084 POND COURT  
MILLERSVILLE, MARYLAND 21108
4. DEED REFERENCE: AUGUST A. KROMETIS  
LHA 1619, FOLIO 138  
AUGUST 31, 1976  
"CLUBHOUSE LOT" PLAT TWO E-W, J.P. 43-371  
ADELPHI CORPORATION SUBDIVISION
5. SITE AREA: 84,7443 ACRES
6. EXISTING ZONING CLASSIFICATION: RC-5 (RESOURCE CONSERVATION, RURAL RESIDENTIAL) AUGUST 5671/ LOT 2
7. PROPOSED ZONING: NO CHANGE
8. EXISTING USE: COUNTRY CLUB (NOT PRESENTLY IN USE)  
PROPOSED USE: COUNTRY CLUB W/9 HOLE GOLF COURSE
9. PERMITTED BUILDING COVERAGE: 15% OF LOT  
PROPOSED BUILDING COVERAGE: .0075
10. PERMITTED BUILDING HEIGHT: 35'  
PROPOSED BUILDING HEIGHT: 5 STORY
11. SITE IS SERVED BY A WELL; NO ACCESS TO PUBLIC WATER.
12. ALL NEW PAVING & ROADS TO BE STABILIZED WITH BITUMINOUS CONCRETE PAVING (100% BITUMINOUS CONCRETE PAVING)
13. ALL LIGHTING FIXTURES TO BE MOUNTED ON A 35' POLE.  
FURNISHED WITH 100% BITUMINOUS CONCRETE PAVING
14. 1/4 SECTION 20, TOWNSHIP 10 NORTH, RANGE 12 WEST, BALTIMORE COUNTY, MARYLAND

ZONING HISTORY BY CASE #

79-255-258-2

5/22/79 - PETITION FOR SPECIAL EXEMPTION AND SPECIAL HEARING  
FILED FOR AUGUST A. KROMETIS  
2/15/80 - ORDER FOR SPECIAL EXEMPTION FOR A RECIPIENT PER-  
MIT TO BE GRANTED. SPECIAL HEARING FOR A NON-CONFORMING  
COUNTRY CLUB REQUESTED RESTRICTIONS BY ZONING COMMISSION  
3/17/80 - APPEAL FILED BY PETITIONER  
10/9/80 - ORDER THAT THE ZONING COMMISSION IS REFERRED TO THE  
ZONING COMMISSIONER BY THE S. OF A.  
10/14/80 - GRANTED PERMIT AND ORDER REWARDING EXISTING PROPERTIES  
TO BE GRANTED SPECIAL EXEMPTION  
11/10/80 - BY A. ORDERED THAT PRIOR ORDERS IN THIS CASE BE  
REVOKED.  
10/5/81 - REQUEST BY B. OF A. THAT PETITION BE WITHDRAWN AND  
DISMISSED.

66-70-K

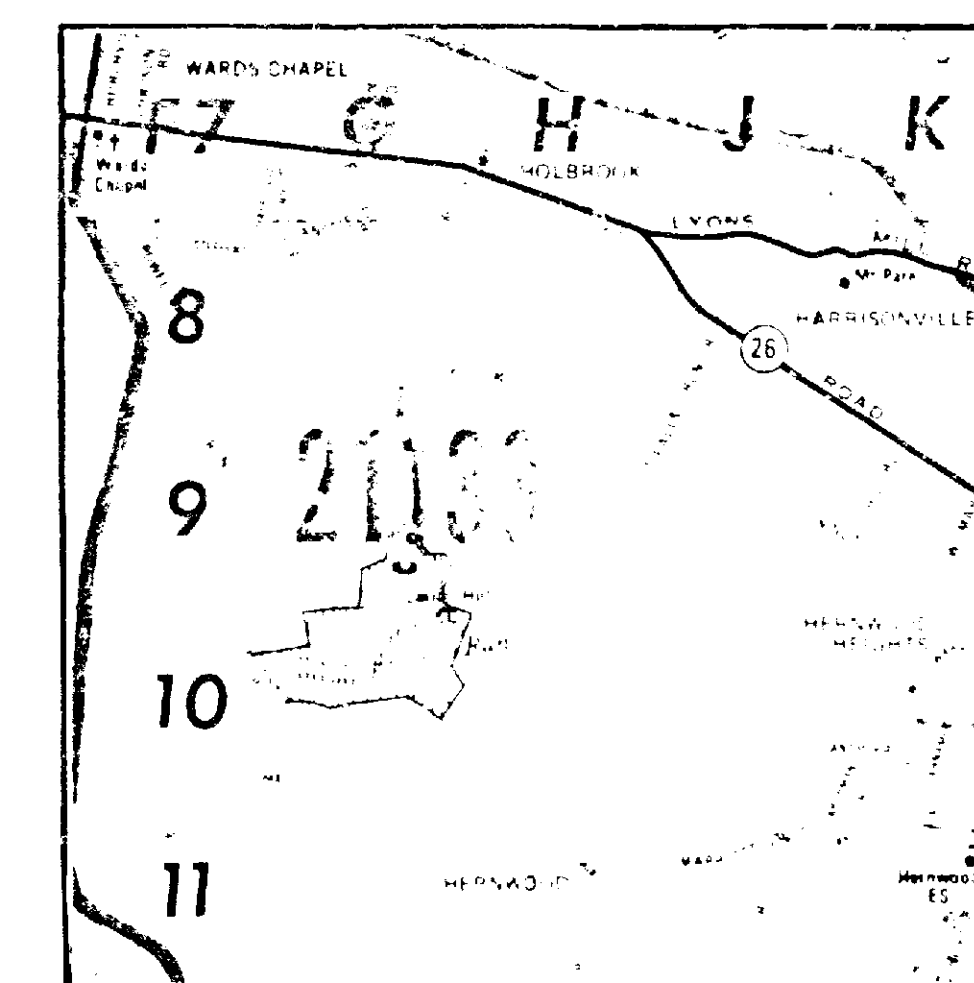
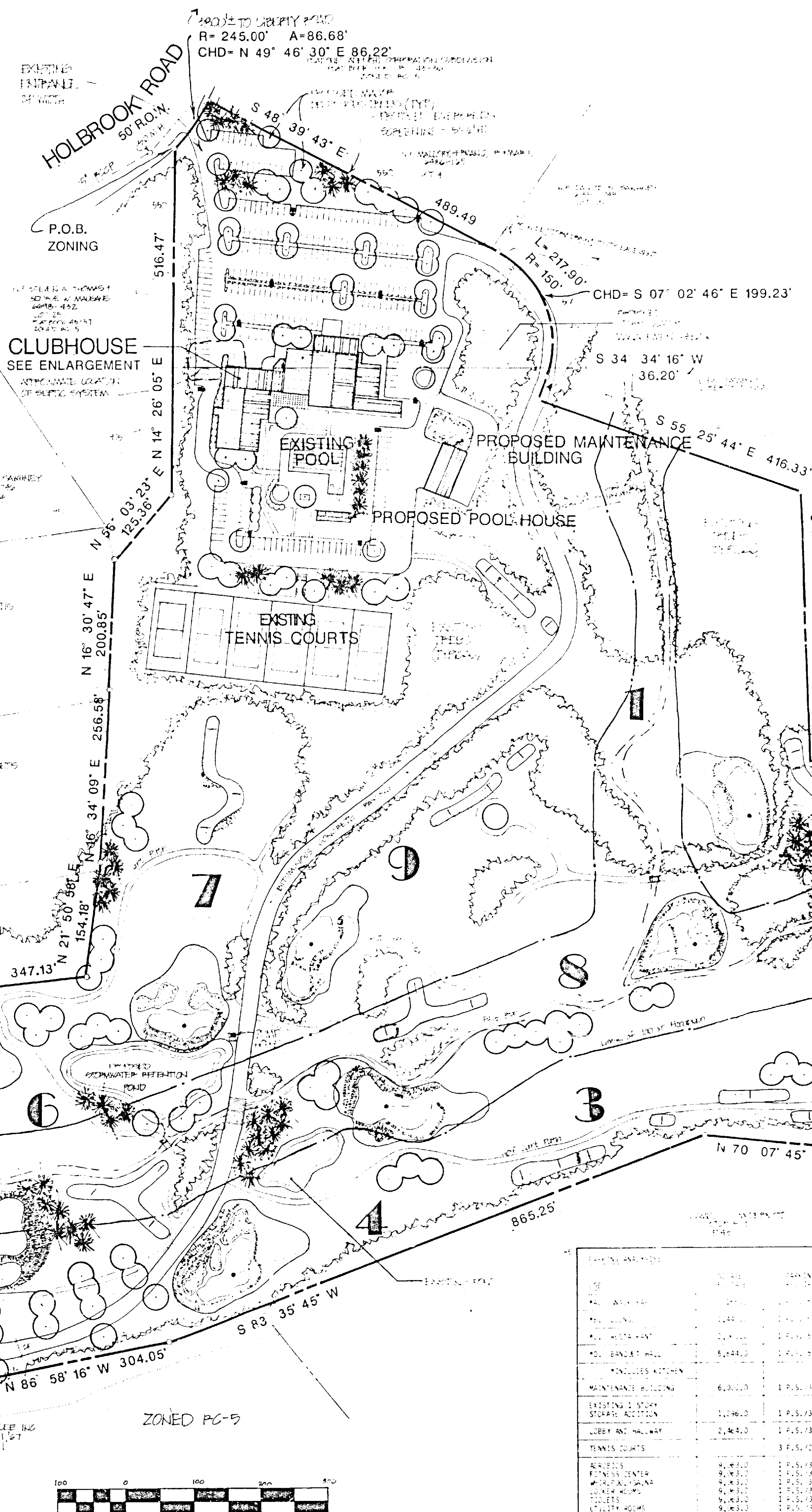
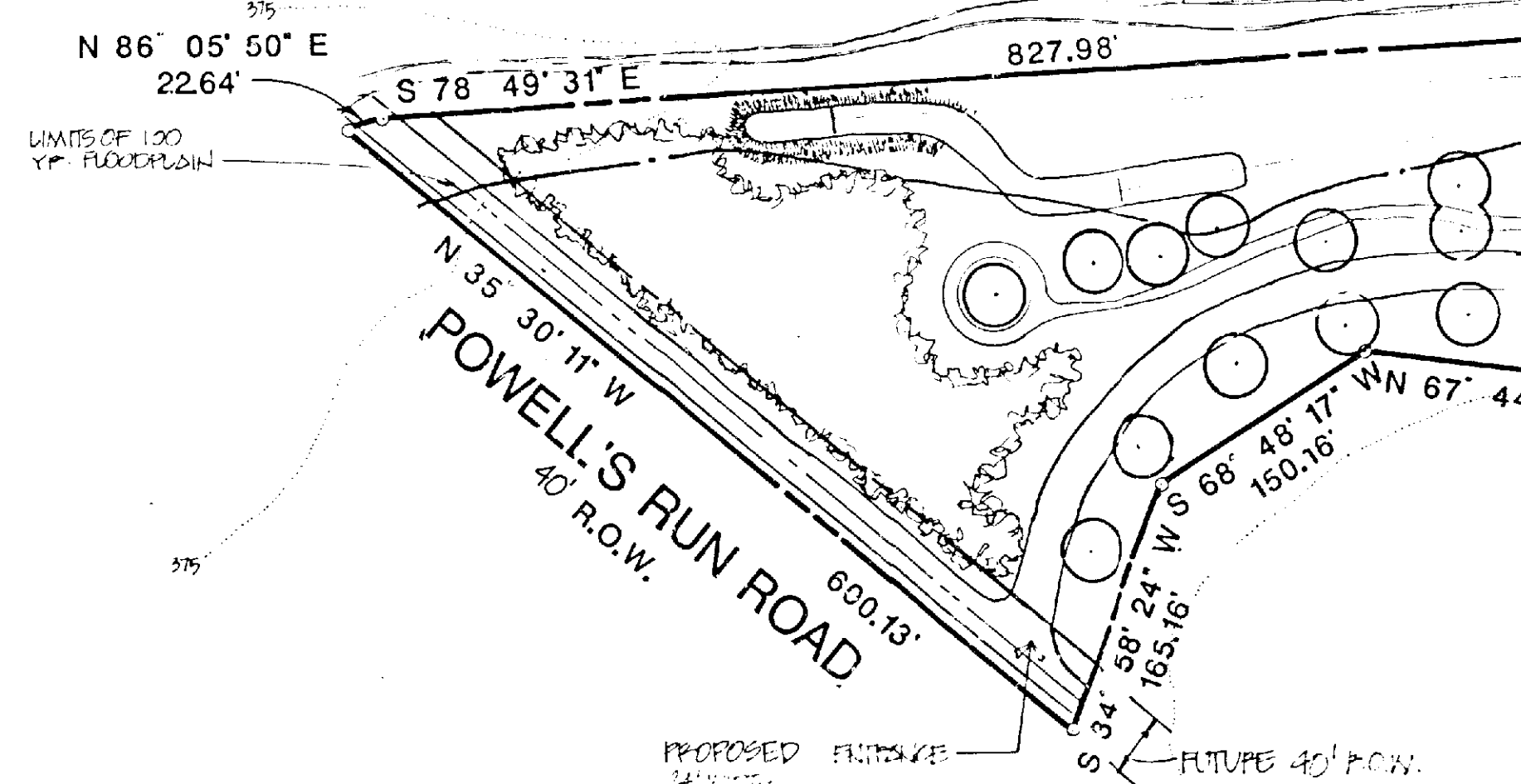
9/10/85 - PETITION FOR A COUNTRY CLUB AND RESTAURANT FILED FOR  
HUNTER, L. EUG. SR.

8/30/85 - ORDERED THAT THE SPECIAL EXEMPTION FOR A COUNTRY CLUB  
AND RESTAURANT BE GRANTED WITH RESTRICTIONS BY THE  
ZONING COMMISSIONER.

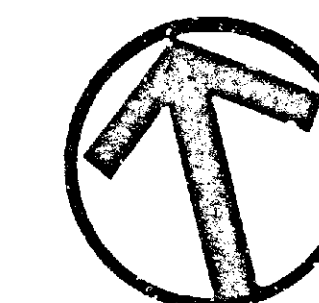
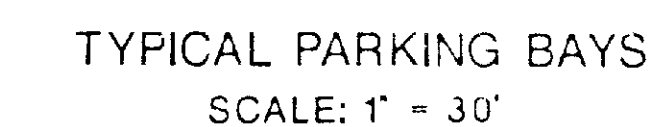
9/27/85 - APPEALED BY PEOPLE'S COUNCIL

9/30/85 - APPEAL BY PROTESTANTS

1/28/86 - B. OF A. ORDERED DISMISSAL WITHOUT PREJUDICE.



LOCATION MAP  
SCALE: 1" = 2000'

[illegible]

## Certification

SPECIAL EXCEPTION  
PLAT

LIBERTY VALLEY  
COUNTRY CLUB

3825 HOLBROOK ROAD  
ELECTION DISTRICT 2  
BALTIMORE CO. , MD.  
COUNCIL DISTRICT 2



**STV/Lyon Associates**  
Engineers • Surveyors

2014-2015  
 2016-2017  
 2018-2019

Sheet Title

Scale: 1" = 100'

Date: FEB. 17, 1986

Drawn By: Z. RUSSELL

Job Number: 7649--59-001

Sheet:

EXHIBIT 2

1 of





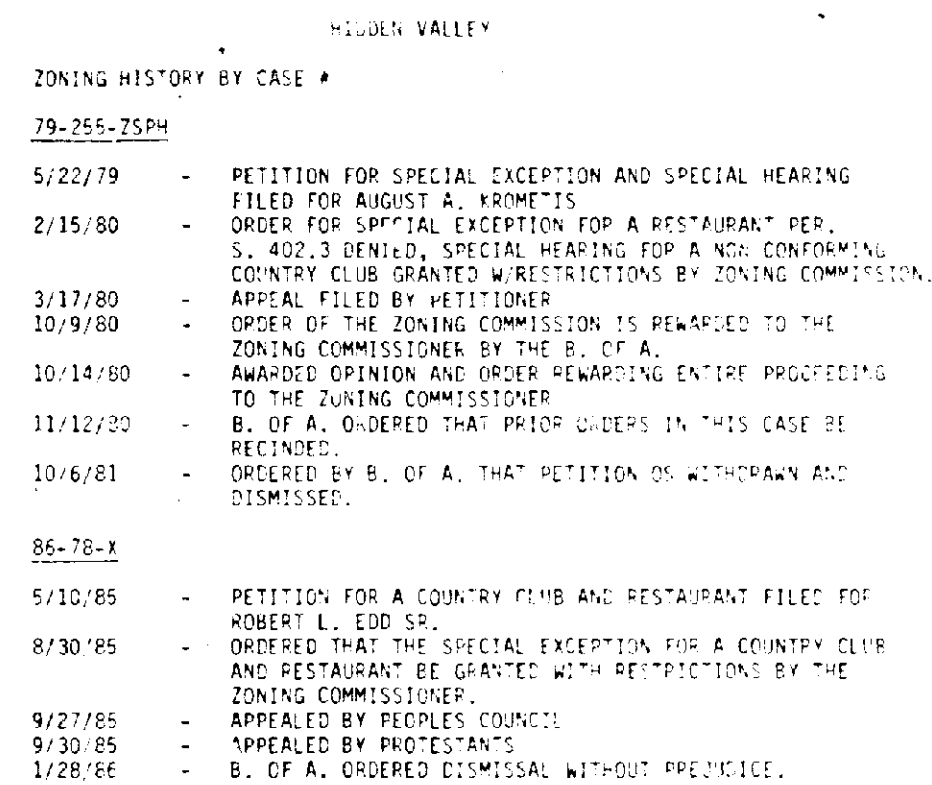


The floor plan shows a large rectangular building with several rooms and proposed additions. The main building has a central 'RESTAURANT' area, a 'LOUNGE' to its left, and a 'LOUNGE KITCHEN' above the lounge. To the right of the restaurant is a 'BAR/QUIET APES' area. Further right is a 'PROPOSED ADDITION (KITCHEN)'. Below the restaurant is a '1 STORY STORAGE ADDITION'. The left side of the building includes a 'RECEPTION OFFICE', 'MEN'S LOCKER', 'WOMEN'S LOCKER', 'MEN'S SHOW', and 'WOMEN'S SHOW'. A 'HALLWAY' and 'STAIRS' are also indicated. The plan includes dimensions for various sections and a scale of 1" = 30'.

**CLUBHOUSE**  
SCALE: 1" = 30'

GENERAL NOTES

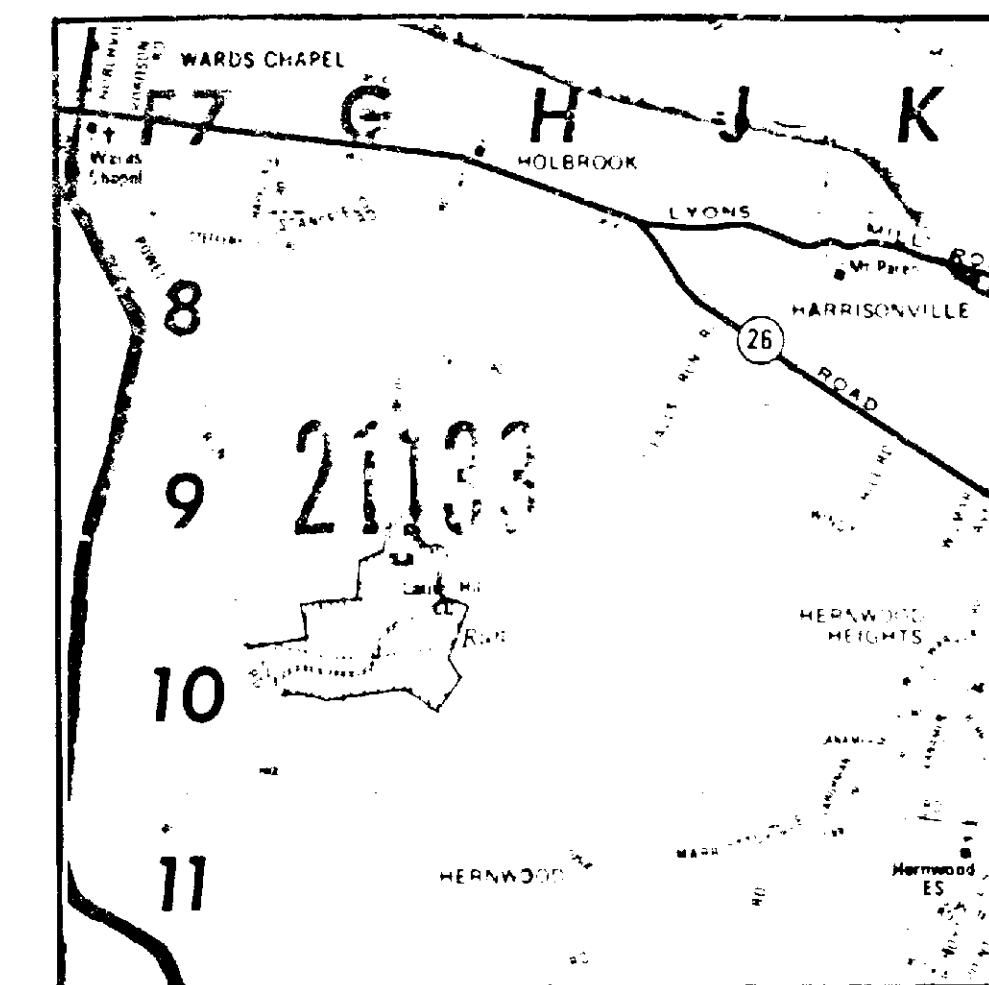
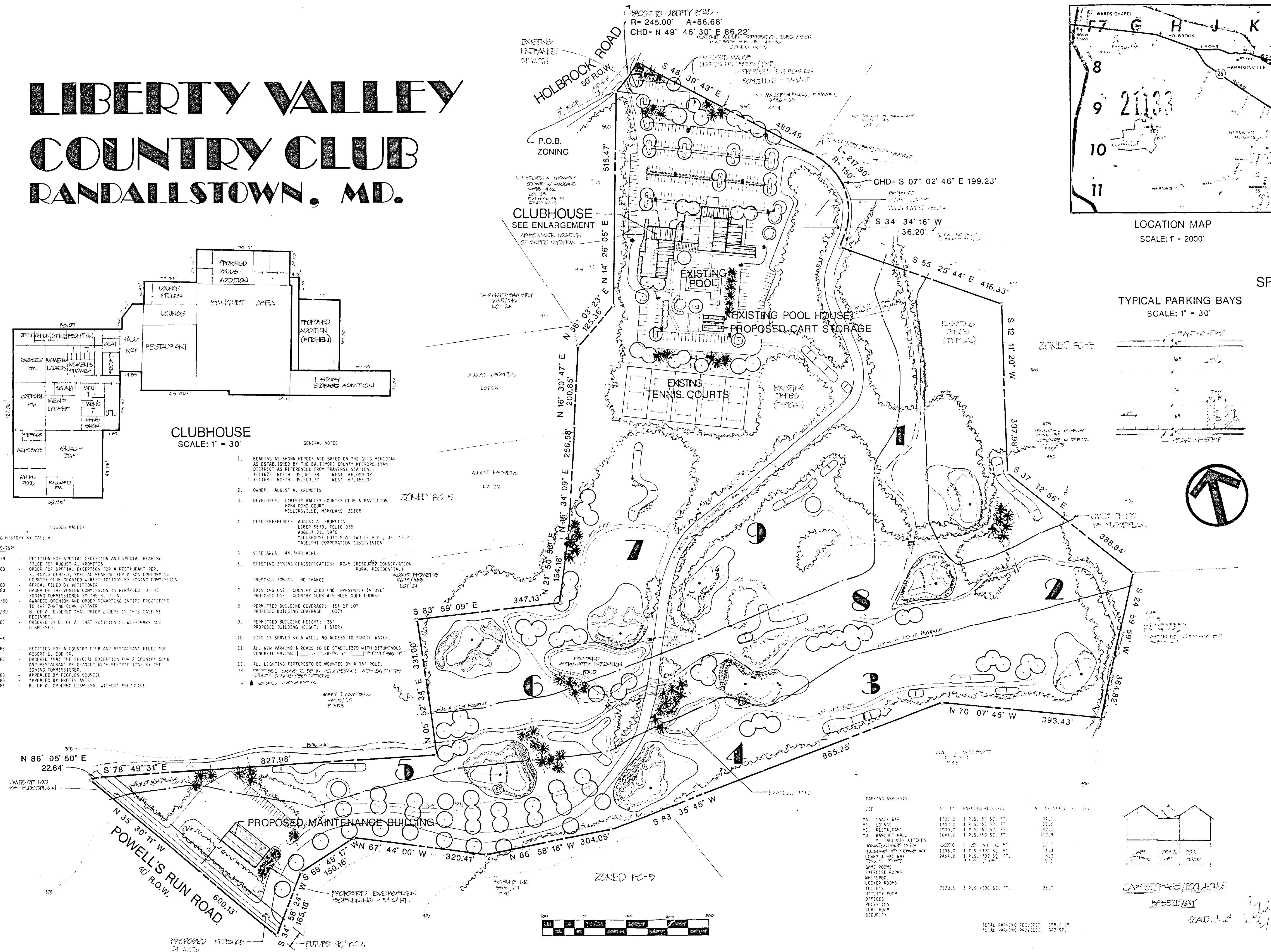
- BEARING AS SHOWN HEREON ARE BASED ON THE GRID MEASUREMENTS AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AS REFERENCED FROM TRAVERSE STATIONS:  
+11607: NORTH 35.261.35 WEST 68,069.00  
+11608: NORTH 35,503.72 WEST 67,165.01
- OWNER: AUGUST A. KROMETIS



CLUBHOUSE  
SCALE: 1" = 30'

GENERAL NOTES

1. BEARING AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AS REFERENCED FROM TRVERSE STATIONS: N 111° 16' 00" NORTH 35.301.38' WEST 65.068.25' E N 112° 16' 00" NORTH 35.003.72' WEST 67.165.05' E
2. OWNER: AUGUST A. KROMETIS
3. DEVELOPER: LIBERTY VALLEY COUNTRY CLUB & PAVILLION 8784 POND COURT MILLERSVILLE, MARYLAND 21108
4. DEED REFERENCE: AUGUST A. KROMETIS LIBERTY VALLEY, TOLDO 330 AUGUST 31, 1976 "COLUMBIUS LOT" PLAT 20 (E.H.P., JR. 65-37) "AS PER COLUMBIUS SUBDIVISION"
5. SITE AREA: 44.7443 ACRES
6. EXISTING ZONING CLASSIFICATION: R-LS (RESOURCE CONSERVATION, RURAL RESIDENTIAL)
7. PROPOSED ZONING: NO CHANGE
8. EXISTING USE: COUNTRY CLUB (NOT PRESENTLY IN USE)  
PROPOSED USE: COUNTRY CLUB W/9 HOLE GOLF COURSE
9. PERMITTED BUILDING COVERAGE: 15% OF LOT  
PROPOSED BUILDING COVERAGE: 100%
10. PERMITTED BUILDING HEIGHT: 35'  
PROPOSED BUILDING HEIGHT: 1 STORY
11. SITE IS SERVED BY A WELL; NO ACCESS TO PUBLIC WATER.
12. ALL NEW PAVING & ROADS TO BE STABILIZED WITH BITUMINOUS CONCRETE PAVING.
13. ALL LIGHTING FIXTURES TO BE MOUNTED ON A 35' POLE.
14. COUNTY'S COMMENTS: TO BE IN ACCORDANCE WITH BALTIMORE COUNTY'S ZONING ORDINANCE.



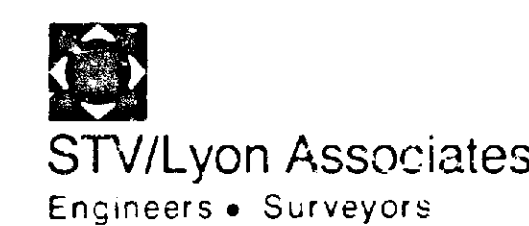
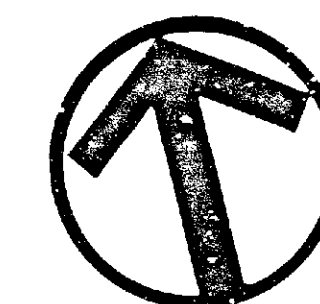
LOCATION MAP  
SCALE: 1" = 2000'

[illegible]

### Certification

LIBERTY VALLEY  
COUNTRY CLUB

3825 HOLBROOK ROAD  
ELECTION DISTRICT 2  
BALTIMORE CO., MD.  
COUNCIL DISTRICT 2



21 Governors Court  
Baltimore, Maryland 21207  
(301) 944-9112

Sheet Title

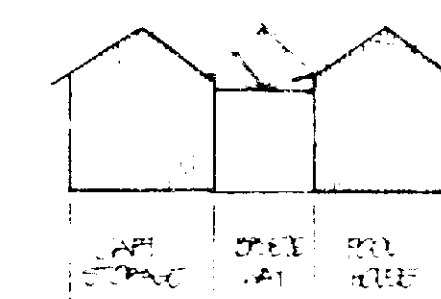
Scale: 1" = 100'

Date: FEB. 17, 1986

Drawn By: Z. RUSSELL

Job Number:7649-59-001

Sheet :



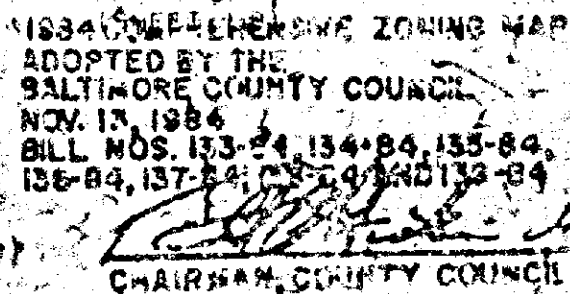
CARTSTOPAGE/POOLHOUSE  
BREEZEWAY

E/POOHOUSE  
ENAY  
GAE: M  
Miller's  
1  
180  
57-28X

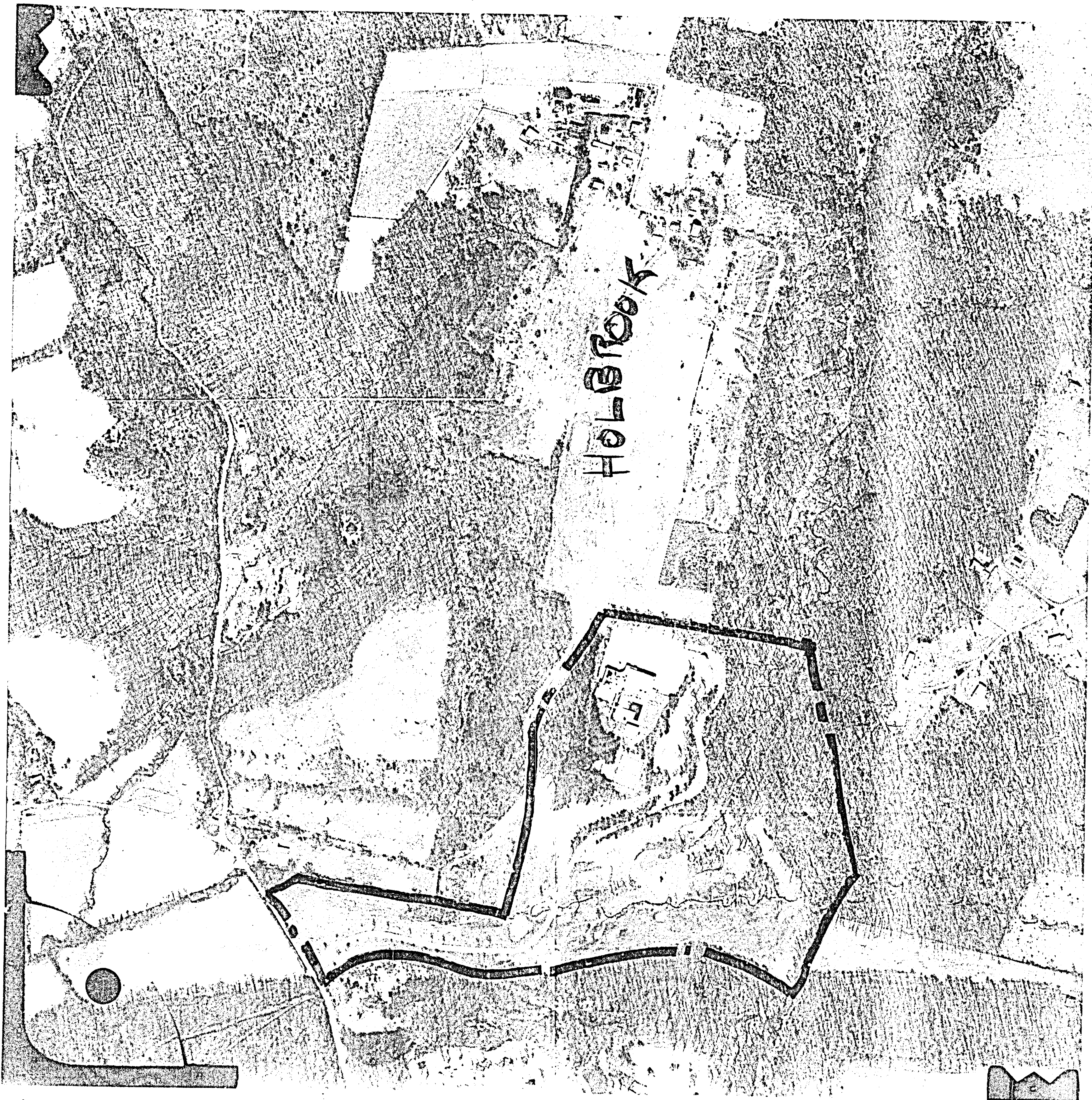
1 of 1



**PETITIONER'S  
EXHIBIT 3**







4-10 SW

1971



A hand-drawn diagram of a rectangular frame. The frame is composed of four thick, dark lines. At the top-left corner, there is a small, complex structure that looks like a stylized 'K' or a small building with a chimney. A vertical line extends upwards from the top of this structure. The interior of the rectangle is mostly empty, with some faint, scattered dots and light lines suggesting texture or a background.

IN THE OWNER'S  
EXHIBIT 5

LOCATION

SOUTHWEST OF  
HARRISONVILLE

SHEET

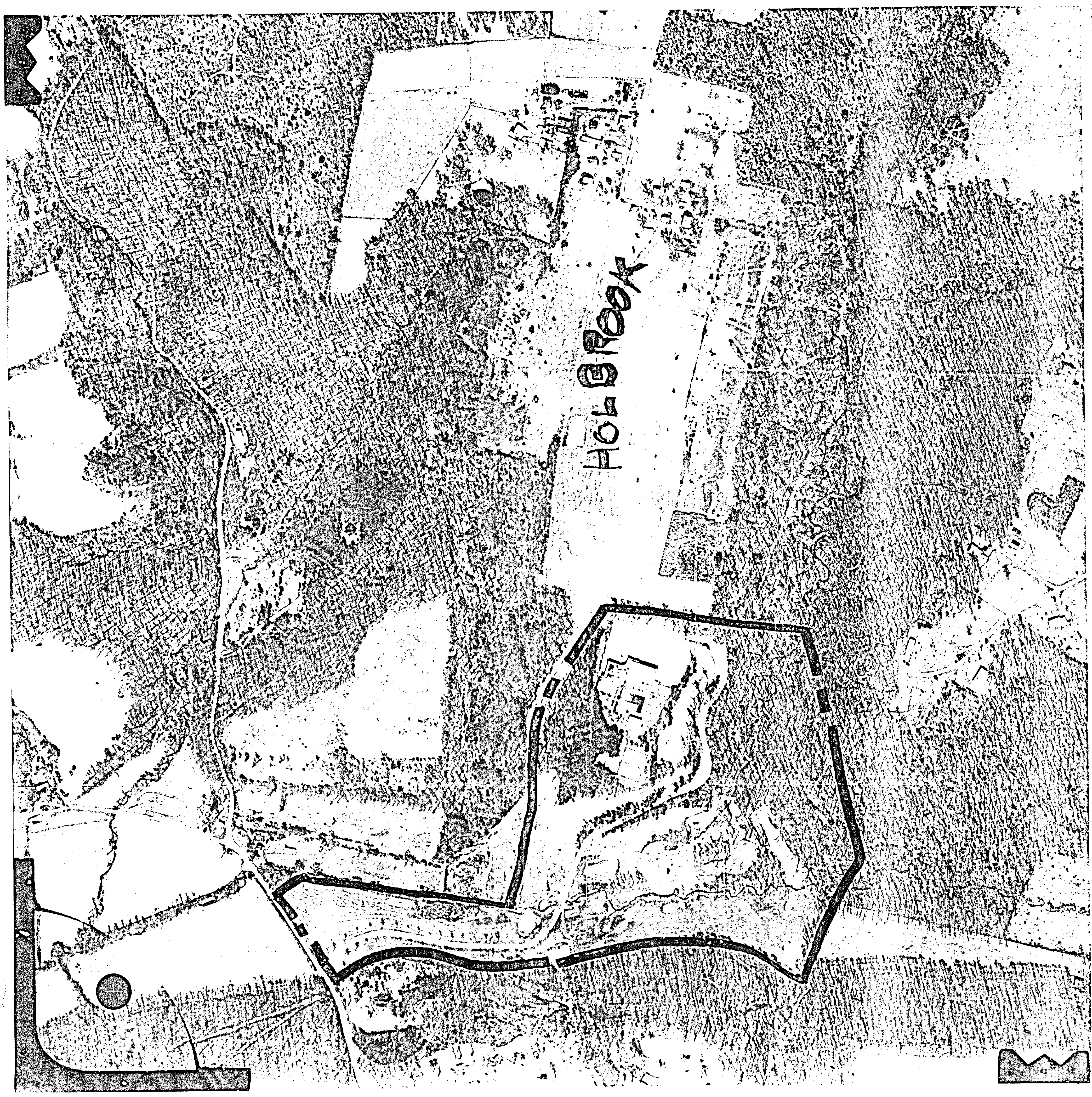
N.W.

8-L

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401



4-10 SW



HOLBROOK

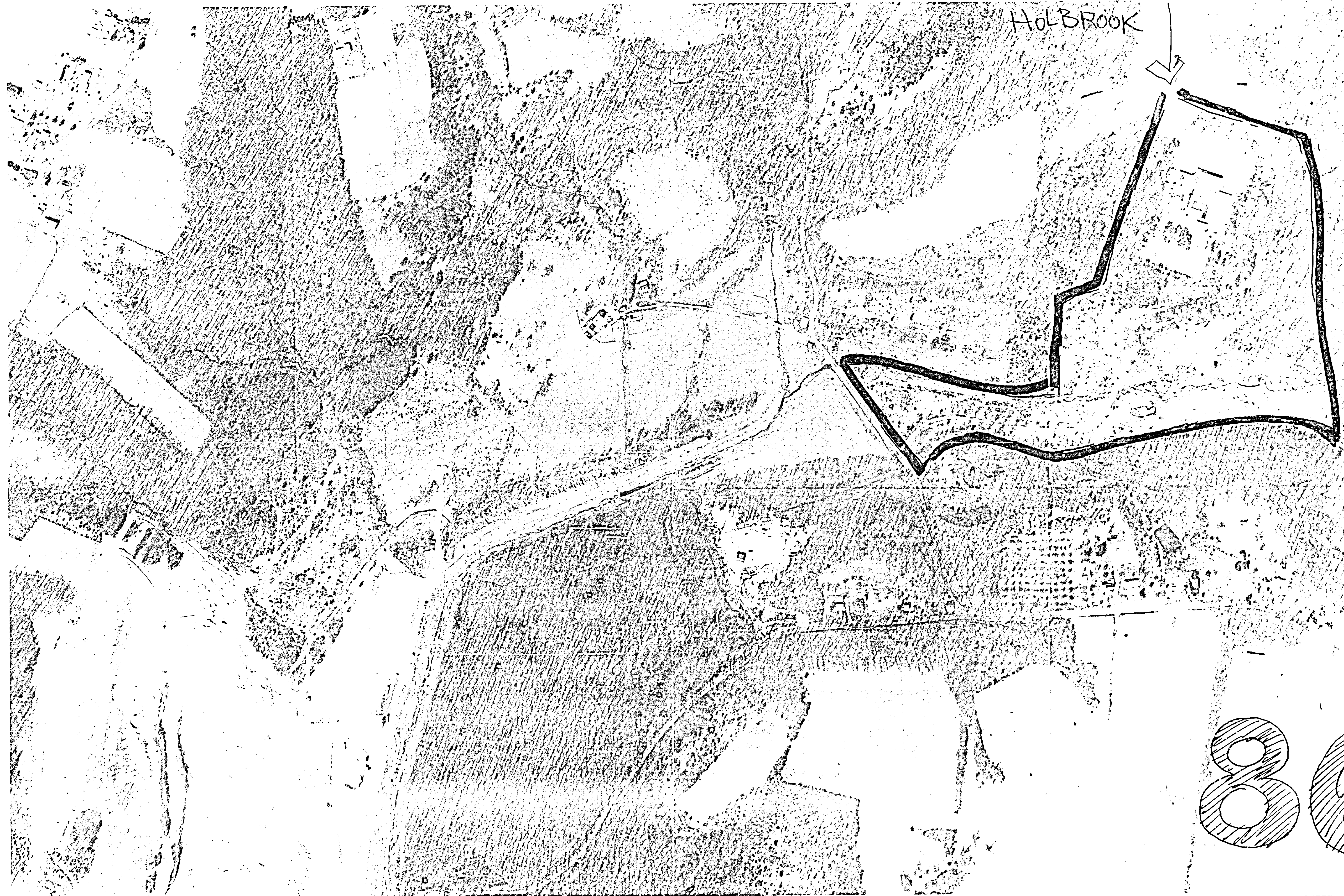
4-10 SW

4

1971

Ret. Ex 4





86

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
SOUTHWEST OF  
HARRISONVILLE

SHEET  
N.W.  
8-L

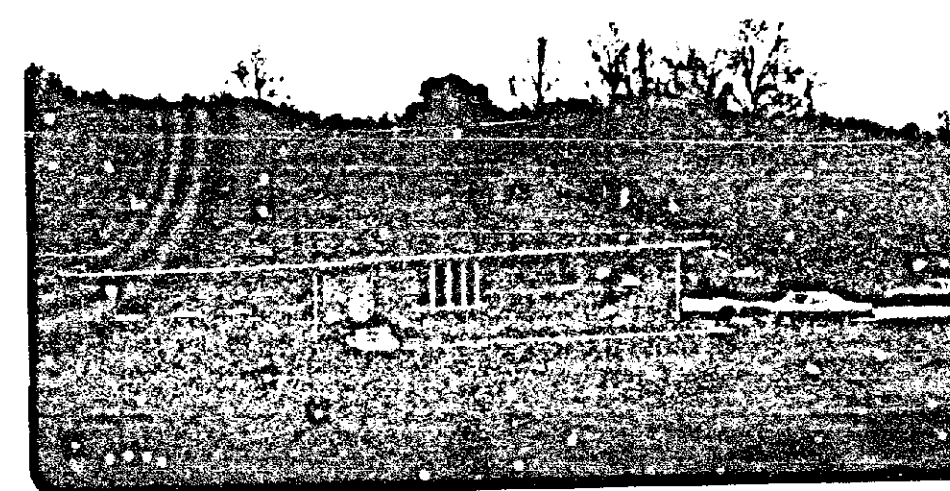
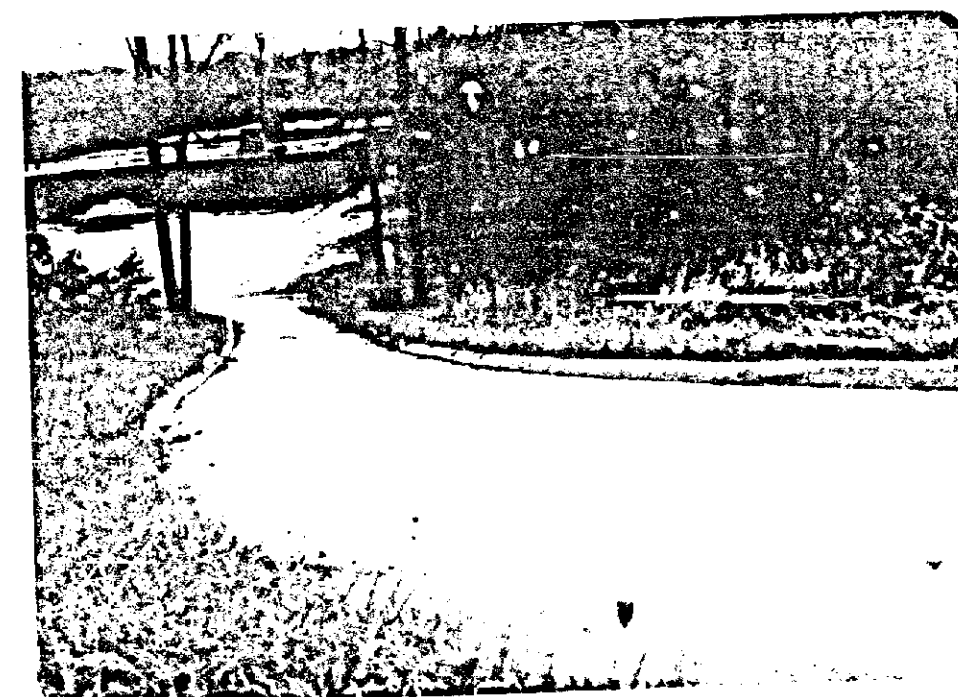
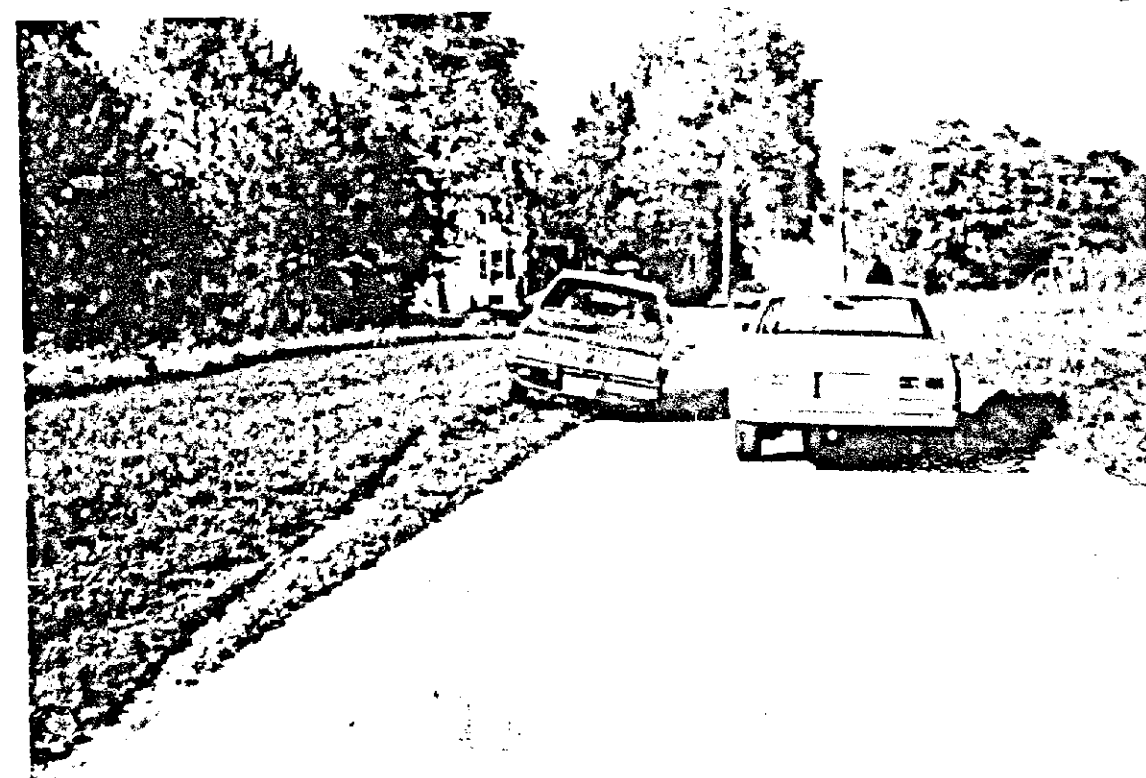
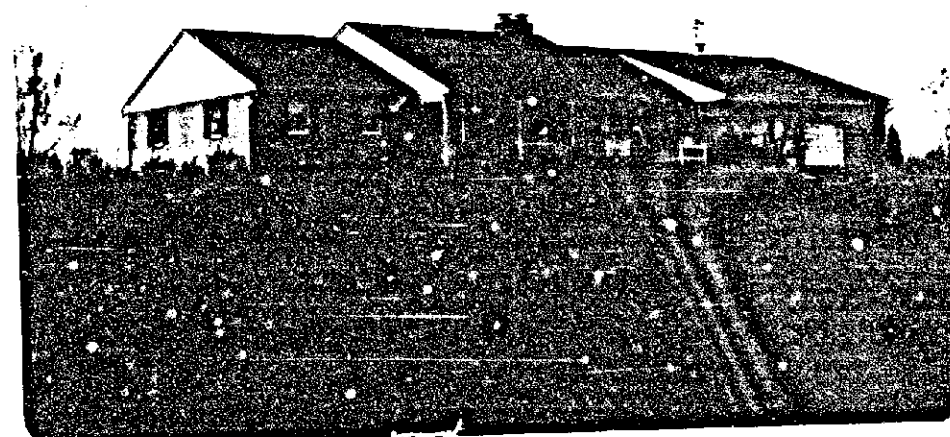
*Ret. & 5*



From:  
ZONING OFFICE  
BALTO. CO.

District Ind. Date of Posting Jan 12-57  
 Posted for: Abiech  
 Petitioner: August J. Krombe  
 Location of property: Side of Feltown Road, B&O Expressing Road  
 Location of Signs: 1/4 mi SE corner of Feltown and Feltown Road - 1/4 mi east of Feltown Road - 1/4 mi west of Feltown Road - 1/4 mi west of Feltown Road - 1/4 mi west of Feltown Road  
 Remarks: 1/4 mi west of Feltown Road - 1/4 mi west of Feltown Road - 1/4 mi west of Feltown Road - 1/4 mi west of Feltown Road - 1/4 mi west of Feltown Road  
 Posted by A. J. Krombe Signature Date of return: Jan 14-57  
 Number of Signs: 5

Protestant is Exhibits  
Nos. 1 - 6  
[Color photos]





## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
24th day of June, 1988

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner August A. Krometis Received by: James E. Dyer  
Petitioner's Attorney Leslie M. Pittler, Esquire Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon Zoning Commissioner Date: August 7, 1986  
FROM: Norman E. Gerber, AICP, Director Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 87-38-X

This office is not opposed to a golf course/country club at this location; however, there are some questions concerning the proposed restaurant and its operation.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

CPS-008

LAW OFFICES  
Leslie M. Pittler  
SUITE 501  
28 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-9220

April 1, 1987

William T. Hackett, Chairman  
County Board of Appeals of Baltimore County  
Old Courthouse, Room 200  
Towson, Maryland 21204

Hand-delivered

Re: August A. Krometis  
Case No. 87-38-X

Dear Mr. Hackett:

Please strike my appearance as counsel for Appellees/Petitioner/Contract Purchaser in the above-captioned case. It is my understanding that Gary Huddles, Esquire will be formally entering his appearance on behalf of same when he appears in person at the scheduled hearing on this date.

Thank you for your cooperation.

Very truly yours,

*Leslie M. Pittler*  
Leslie M. Pittler

LMP/cas

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.

SUITE 600  
MERCANTILE-TOWSON BUILDING  
409 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-6820

March 18, 1987

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

RE: Your Client: Krometis  
Zoning Hearing  
My File No.: 85-70

Dear Les:

As per our discussion, it is my understanding that you will be striking your appearance on behalf of the Petitioner concerning the above-captioned matter which is Case No.: 87-38-X before the County Board of Appeals, because of your appointment to the Baltimore County Government.

You indicated to me that you would advise me as to any new attorney that is involved. As you are aware, this matter is set for hearing for April 1, 1987, at 10:00 a.m. before the Board.

If you are going to strike your appearance, would you be so kind as to do so and have the new attorney enter his appearance so I may discuss with him the proposal that we talked about.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:kar

cc: Ms. Katie Johnson  
County Board of Appeals

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.

SUITE 600  
MERCANTILE-TOWSON BUILDING  
409 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-6820

January 12, 1987

Chairman  
County Board of Appeals  
County Court House  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Case No.: 87-38-X  
August A. Krometis - Petitioner

Dear Mr. Chairman:

As you are aware, I entered an appearance on behalf of the protestants concerning the above-captioned matter.

Prior to setting this matter in for a hearing, would you be so kind as to have your office contact Mr. Pittler and myself so that there is no conflict as to scheduling with reference to previous trial dates and/or my Master's schedule.

I appreciate your cooperation in this matter.

Very truly yours,  
*S. Eric Dinenna*  
S. ERIC DINENNA

SFD:kar

cc: Leslie M. Pittler, Esquire

RECEIVED  
COUNTY BOARD OF APPEALS  
JAN 13 1987

Liberty Valley Pavilion  
RESTAURANT • LOUNGE • BANQUETS • HEALTH SPA

December 24, 1986

Mr. William P. Hackett  
Board of Appeals  
Court House--Room 208  
Towson, Md. 21204

Dear Mr. Hackett:

My name is Robert L. Edd Sr., developer of the Midden Valley Country Club, new name being the Liberty Valley Country Club.

I am writing to you requesting a speedy hearing concerning this matter. As you may know this project has been approximately three years in the making due to the appeals, and withdrawal of this project. I am in need of a speedy hearing because of the hardship that is bestowed on this project as the result of the numerous times this case has been in court.

Zoning for this project has been granted by both Zoning Commissioner Zablon and Deputy Zoning Commissioner Jung, and I still have meet with opposition. Please review my case closely and schedule it as soon as possible.

Thank you for your consideration

*Robert L. Edd*  
Robert L. Edd, Pres. L.V.P.

RLF/se

9301 Holbrook Road • Randallstown, Maryland 21133

RECEIVED  
COUNTY BOARD OF APPEALS  
DEC 30 1986

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Jean M. H. Jung Deputy Zoning Commissioner Date: August 22, 1986  
FROM: Phyllis Cole Friedman People's Counsel for Baltimore County  
SUBJECT: August A. Krometis, Petitioner - Zoning Case No. 87-38-X (Item 430)

In reviewing the file I notice that there has never been any advertising for this petition. In my opinion, this is a fatal flaw and I believe that the hearing should not go forward until there has been advertising.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

PCF:sh

cc: Leslie M. Pittler, Esquire  
S. Eric DiNenna, Esquire

ZONING OFFICE  
JUN 22 1986  
RECEIVED

LAW OFFICES  
Leslie M. Pittler  
SUITE 501  
28 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-9220

November 17, 1986

Ms. Jean Jung  
Deputy Zoning Commissioner of  
Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 86-78-X  
Petitioner - Robert L. Edd, Sr.  
Special Exception Petition

Dear Ms. Jung:

On October 24, 1986, I wrote to you requesting your consideration of a decision in the above-captioned matter. Not having received a response to my letter, I would appreciate a meeting in your office with Mr. DiNenna present to discuss this matter. I am available at most times on Thursday, November 20, Friday afternoon, November 21, and Monday, November 24.

As you will note, I am sending Mr. DiNenna a copy of this letter. I will be glad to coordinate the time with Eric.

Very truly yours,

*Leslie M. Pittler*  
Leslie M. Pittler

LMP/cas

cc: Mr. Robert L. Edd, Sr.  
Mr. August Krometis  
S. Eric DiNenna, Esquire

RECEIVED  
NOV 19 1986  
ZONING OFFICE



87-917  
LAW OFFICES  
Leslie M. Pittler  
SUITE 501  
28 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 296-8220

RECEIVED  
OCT 29 1986  
ZONING OFFICE

October 24, 1986

Mrs. Jean Jung  
Deputy Zoning Commissioner of Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 86-78-X  
Petitioner - Robert L. Edd, Sr.  
Special Exception Petition

Dear Jean:

As you know it has been approximately 3 1/2 weeks since the Special Exception Hearing concerning the above-captioned petition.

Unfortunately, because of the various time delays in the overall situation prior to this particular hearing, time is becoming an increasing problem for the decisions my client has to make in regard to the future of this project.

Thus, it would be most appreciate if a decision could be forthcoming in the near future.

I appreciate the many cases in your office, but I hope you understand our need for a decision.

With best wishes,

Leslie M. Pittler

LMP/rml

cc: Robert L. Edd, Sr.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

September 5, 1986

Leslie M. Pittler, Esquire  
Suite 501  
28 Allegheny Avenue  
Towson, Maryland 21204

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

Phyllis Cole Friedman, Esquire  
People's Counsel for Baltimore County  
Room 223, Courthouse  
Towson, Maryland 21204

Mr. Robert L. Edd, Sr.  
8284 Pond Court  
Millersville, Maryland 21108

Mr. August A. Krometis  
2308 Foxley Road  
Timonium, Maryland 21093

STV/Lyon Associates  
21 Governors Court  
Baltimore, Maryland 21207  
ATTENTION: Mr. Z. Russell

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S of Holbrook Rd., 3800' S of Liberty Rd.  
2nd Election District  
August A. Krometis - Petitioner  
Case No. 87-38-X

Ms. Friedman and Gentlemen:

Enclosed for your information is a copy of a comment from the Deputy Director of the Department of Traffic Engineering, dated September 4, 1986, concerning the above-captioned case.

Very truly yours,

Margaret E. du Bois  
Margaret E. du Bois  
Hearings Clerk  
Zoning Office

Enclosure

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

September 4, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

REVISED COMMENTS

Item No. 430 -ZAC- Meeting of May 27, 1986  
Property Owner: August A. Krometis  
Location: SE/S Holbrook Rd., 3800 feet S Liberty Rd.  
Existing Zoning: R.C. 5  
Proposed Zoning: Special Exception for golf course and/or country club or other similar recreation club and/or restaurant  
Acres: 44.7443 acres  
District: 2nd Election District

Dear Mr. Jablon:

The requested Special Exception for a golf course and/or country club or similar recreation club and/or restaurant can be expected to generate approximately 1,910 trips per day.

The driveway to this site is too narrow and must be widened to a minimum of 24 feet and should not exceed 8% grade.

The parking calculations do not appear correct and should be checked.

Holbrook Road is a residential road that varies in width from 24 feet in front of house #4303, 12 feet north of house #4303, and 11 feet in front of house #4310.

Powell Run Road is a 15-foot wide road with sight distance problems at its intersection with Marriottsville.

This development can be expected to generate approximately 1,910 trips per day. The projected increase in traffic is expected to exceed the capacity of Holbrook Road, add to the traffic safety

RECEIVED  
SEP 5 1986  
ZONING OFFICE

Item No. 430

- 2 -

September 4, 1986

problems in the area, and will tend to create congestion on the roads in the area.

Holbrook Road should be widened to 40 feet south of Liberty Road to a point 110 feet south of Liberty. From that point, the road should be tapered to 24 feet wide to where the road is existing as a 24 foot-wide road in front of the site.

The sight distance should be improved at the intersection of Holbrook Road and Liberty to provide a minimum of 500 feet of sight distance and 350 feet of sight distance at Marriottsville Road and Powell Run Road.

Very truly yours,

C. Richard Moore  
C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

CRM:pmf

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.  
ROBERT A. BRESCHI

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

RECEIVED  
AUG 11 1986  
ZONING OFFICE  
(301) 296-6820

August 9, 1986

Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: Case No. 87-38-X  
Petitioner: August A. Krometis

Dear Mr. Commissioner:

Please issue a Subpoena Duces Tecum as per the enclosed.

Very truly yours,

S. ERIC DINENNA

SED:kar

Enclosure

RE: PETITION FOR VARIANCE AND SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER  
SE/S Holbrook Road 3800' S of Liberty Road  
2nd District

AUGUST A. KROMETIS  
Petitioner  
Case No.: 87-38-X  
Item No.: 430

SUBPOENA DUCES TECUM

MR. COMMISSIONER:

Please issue a Subpoena Duces Tecum for the following:

Michael S. Flanagan  
Traffic Engineer Associate II  
4th Floor  
County Courts Building  
Towson, Maryland 21204

DUCES TECUM - To appear and bring all records, recommendations, comments, plats, etc., in his possession concerning the Request for Special Exception for August A. Krometis, Case No. 87-38-X and Item No. 430.

MAKE SAME RETURNABLE for Tuesday, August 26, 1986, at 1:30 P.M. before the Zoning Commissioner for Baltimore County, County Office Building, Towson, Maryland 21204.

COST \$15.00  
SUBPOENA  
REASON NOT SERVED

S. ERIC DINENNA  
DINENNA, MANN & BRESCHI  
406 West Pennsylvania Avenue  
Towson, Maryland 21204  
(301) 296-6820

Mr. Sheriff: Attorneys for Petitioner

Please issue Subpoena Duces Tecum in accordance with the above.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

15 July 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

S. Eric DiNenna, Esq.  
406 West Pennsylvania Ave.  
Towson, Maryland 21204

Leslie M. Pittler, Esq.  
Suite 501  
28 Allegheny Ave.  
Towson, Maryland 21204

Re: Case No. 87-38-X

Gentlemen:

After consideration of Mr. DiNenna's request for a postponement of the above captioned matter, which was scheduled for 4 August 1986 at 1:30 p.m., I have granted the postponement. I note Mr. Pittler's vehement opposition to the request and I will re-schedule the matter for 26 August 1986 at 1:30 p.m.

There will be no need for further advertisement, but I will insist that Mr. DiNenna or his client pick up a sticker in the Zoning Office to be placed on the sign now posted at the property, which will note the new hearing date for any interested party. This should be done within the next few days.

Sincerely,

Arnold Jablon

AJ/a

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.  
ROBERT A. BRESCHI

July 10, 1986

Arnold Jablon  
Zoning Commissioner for Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: Zoning Petition  
Petitioner: August A. Krometis  
Hearing Date: August 4, 1986  
1:30 P.M.

Dear Commissioner Jablon:

I have recently entered my appearance on behalf of the Protestants concerning the above-captioned matter.

Counsel for the Petitioner as well as your office, were aware of my involvement prior to entering my appearance concerning the most recent request to Special Exception on this property.

I must respectfully request a postponement of the hearing set for August 4, 1986, at 1:30 p.m. inasmuch as I am sitting as a Master for the Circuit Court for Baltimore County on that date and time.

I have discussed the Petition with Mr. Pittler, counsel for the Petitioner, and he has supplied me with the plat that was submitted for review concerning this case. I have forwarded same to my clients for review and will be discussing this matter with them.

Accordingly, I would request a postponement, and as far as my clients are concerned, would acquiesce that the Petition would not have to be re-advertised nor the property posted if this request is granted. If the request for postponement is not granted, and a date set that would not conflict with all parties' schedules, I may have to request the remedy under the "Murphy" rule.

I do appreciate the Commissioner's position with reference to the scheduling of hearings but this matter has been hotly contested in the past and the Protestants should be afforded the opportunity to be represented by counsel at the hearing before His Honor. Also many of my clients will be on vacation on 8-4-86.

In addition thereto, the Commissioner heard this matter once before and I would respectfully request that counsel to this action be given the opportunity to discuss with the Commissioner his hearing the matter again.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:kar

12-31-87



## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial DevelopmentLeslie M. Pittler, Esquire  
Suite 501, 28 Allegheny Avenue  
Towson, Maryland 21204RE: Item No. 430 - Case No. 87-38-X  
Petitioner: August A. Krometis  
Petition for Zoning Variance

Dear Mr. Pittler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

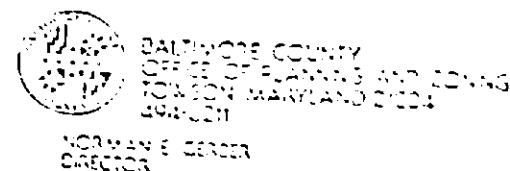
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer, Inc.*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: STV/Lyon Associates  
21 Governors Court  
Baltimore, Maryland 21207Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

July 11, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is not a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 172-79, and is conditions change the re-evaluated annually by the County Council.

cc: James Howell

Eugene A. Boser  
Chief, Current Planning and DevelopmentBALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550STEPHEN E. COLLINS  
DIRECTOR

July 1, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 430 -ZAC- Meeting of May 27, 1986  
Property Owner: August A. Krometis  
Location: SE/S Holbrook Road, 3800 feet S Liberty Rd.  
Existing Zoning: R.C. 5  
Proposed Zoning: Special Exception for golf course and/or country club or other similar recreation club and/or restaurant

Acres: 44.7443 acres  
District: 2nd Election District

Dear Mr. Jablon:

The requested special exception for a golf course and/or country club or similar recreation club and/or restaurant can be expected to generate approximately 2960 trips per day.

The driveway to this site is too narrow and must be widened to a minimum of 24 feet and should not exceed 8% grade.

The parking calculations do not appear correct and should be checked.

Holbrook Road is a residential road that varies in width from 24 ft. in front of the site to 14 ft. in front of house #4303, 12 ft. north of house #4303, and 11 ft. in front of house #4310.

Powell Run Rd. is a 15 ft. wide road with sight distance problems at its intersection with Marriottsville.

This development can be expected to generate approximately 2965 trips per day. The projected increase in traffic is expected to exceed the capacity of Holbrook Rd., add to the traffic safety problems in the area, and will tend to create congestion on the roads in the area.

Item No. 430

2

July 1, 1986

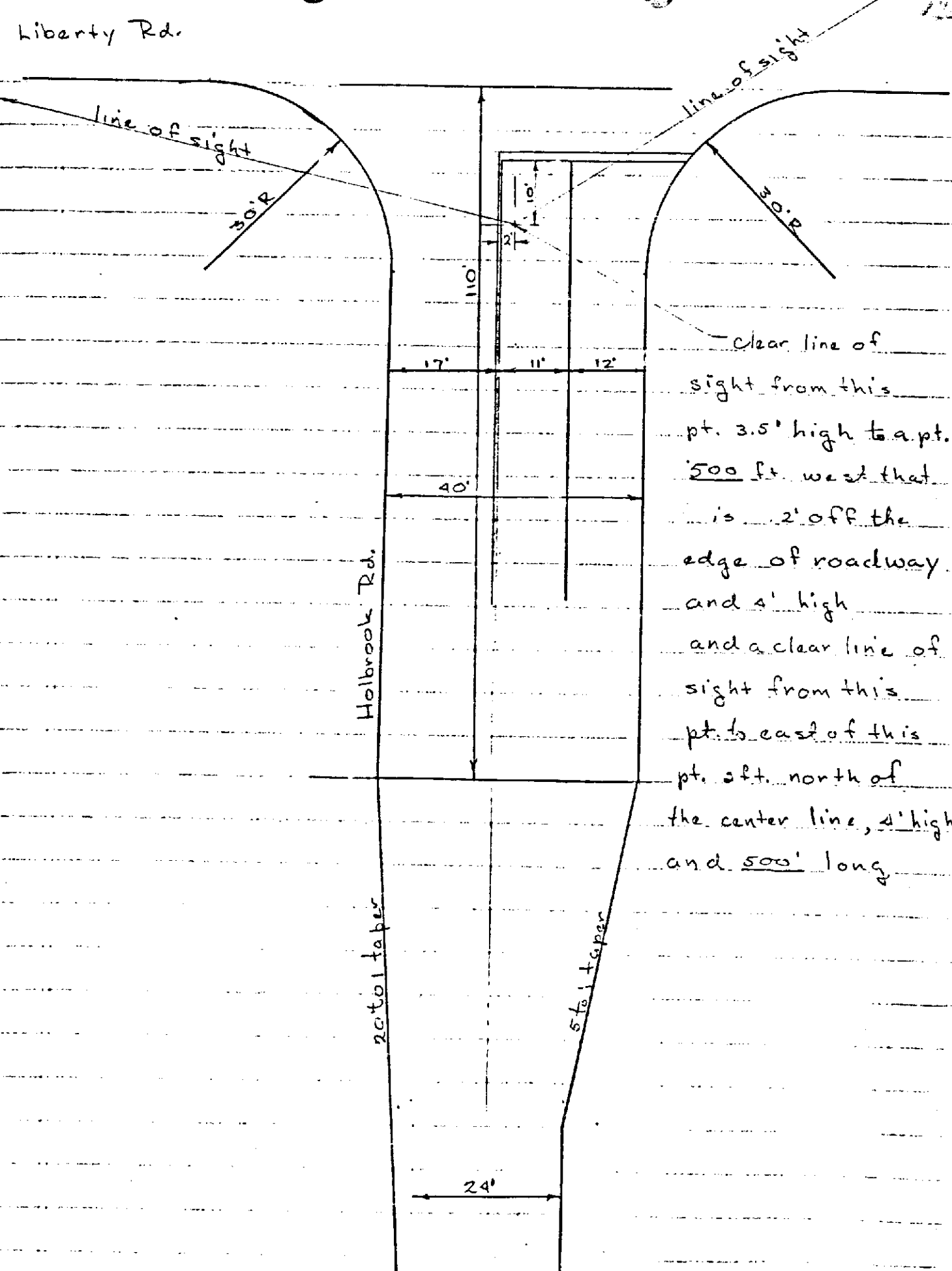
Holbrook Rd. should be widened to 40 ft. south from Liberty Rd. to a point 110 ft. south of Liberty. From that point, the road should be tapered to 24 ft. wide to where the road is existing as a 24 ft. wide road in front of the site.

The sight distance should be improved at the intersection of Holbrook Rd. and Liberty to provide a minimum of 500 ft. of sight distance and 350 ft. of sight distance at Marriottsville Rd. & Powell Run Rd.

Very truly yours,

*Michael S. Planigan*  
Michael S. Planigan  
Traffic Engineer Associate II

MSF:lt



## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 430, Zoning Advisory Committee Meeting of May 27, 1986

Property Owner: August Krometis

Location: SE/S Holbrook Rd, 3800 ft S Liberty Rd District 2nd

Water Supply Private Sewage Disposal Private

## COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1052 (1)

Zoning Item # 430 Zoning Advisory Committee Meeting of May 27, 1986  
Page 2

- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted
  - ( ) The results are valid until [blank]
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - ( ) shall be valid until [blank]
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: The Health Dept recommends approval of this petition after Petitioner has adequately addressed Health Dept. comments dated January 13, 1986 (see attached letter).

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

January 13, 1986

Mr. Robert L. Edd, President  
Liberty Valley Pavilion  
8284 Pond Court  
Millersville, Maryland 21108

Re: Hidden Valley Country Club

Dear Mr. Edd:

On December 16, a representative of this office, Mr. J. Robert Powell, met you at the above referenced site which you intend to purchase. The purpose of the investigation was to evaluate the condition of the existing well supply and sewage disposal system serving the facility.

The buildings are served by a drilled well in a pit located some distance from the country club in the stream valley. The well appears to be in good physical condition, although of the two water storage/pressure tanks found, one is not operational and the other appears to be in poor condition. Replacement of these tanks may be necessary.

There appears to be at least two septic systems onsite, one serving the kitchen and shower rooms and the other serving the old snack bar, now being used as a caretakers residence. The exact components of the septic systems are not known and since the club has not been in operation for many years, the operational condition of said systems cannot be determined.

In view of the investigation report, prior to considering approval of a permit to renovate the facility, soil percolation tests must be conducted using a backhoe capable of excavating a minimum depth of 20 feet. At the time of the soil percolation tests, the septic systems located onsite must be uncovered to determine exact location, size, and physical and operational condition. The three seepage pits used for backwashing the pool filters still appear to be unusable.

Prior to conducting soil percolation tests, preliminary site plans and interior floor plans should be submitted to this office, in order to determine the number of percolation test pits are needed. Also, accompanying these plans should be a letter indicating the intended usage and containing information on seating capacity, hours and days of operation, number of employees, explanation of type of operation, etc.

12-31-87